NW1/4 OF NE1/4 OF SW1/4 EX 1 AC
QC 1557-2367.

HENDERSON JOHN M/HENDERSON SHANNON D
5116 SW COUNTY ROAD 18
FORT WHITE, FL 32038

**2026**

35-6S-16-04070-016

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 9901 | AC/XFOB | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 35616.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

5116 SW COUNTY ROAD 18 , FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 35,515 |
| TOTAL LAND VALUE - MARKET | 99,000 |
| TOTAL MARKET VALUE | 134,515 |
| SOH/AGL Deduction | 10,809 |
| ASSESSED VALUE | 123,706 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 123,706 |
| TOTAL JUST VALUE | 134,515 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 130,515 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000044709 | Mobile Home | | 06/17/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1453/1525 | 11/23/2021 | WD | Q | I | 01 | 122,500 |
| GRANTOR: KEEN TAMMARA C | | | | | | |
| GRANTEE: HENDERSON JOHN M | | | | | | |
| 1164/2298 | 12/31/2008 | WD | Q | I | 01 | 175,000 |
| GRANTOR: RICK & NANCY HACHT | | | | | | |
| GRANTEE: TAMMARA C KEEN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 1,500 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 230.00 | UT | 2.50 | 2.50 | 100 | 2008 | 2008 | 3 | 100 | 575 | |
| 3 | 0020 | BARN,FR | 0 | 0 | 0 | 0 | 1,470.00 | UT | 12.00 | 12.00 | 100 | 2008 | 2008 | 3 | 100 | 17,640 | |
| 4 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | 2023 | 2022 | | 100 | 7,000 | |
| 5 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | 2023 | 2022 | | 100 | 7,000 | |
| 6 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 1,800.00 | 1,800.00 | 100 | 2023 | 2022 | | 100 | 1,800 | |

## LAND DESCRIPTION

TOTAL OB/XF 35,515

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 9901 | C | AC/XFOB | 0 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 11,000 | | | | | | | |
| 2 | 0000 | C | VAC RES | 0 | | A-1 | 0.00 | 0.00 | 8.00 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 88,000 | | | | | | | |

REVIEW DATE 12/02/2024 BY SYS Total Acres: 9.00 Total Land Value: 99,000 Market: 0 Agricultural: 0 Common: 99,000 PRINTED 05/11/2026 BY SYS