COMM NE COR OF SW1/4 OF NE1/4 OF
FT, N 283.18 FT FOR POB, E 290.5
FT, W 288.97 FT, S 152.11 FT TO

HENDERSON SHAWN
250 SW RED CEDAR CT
FORT WHITE, FL 32038

2027

35-6S-16-04070-026

BUILDING CHARACTERISTICS

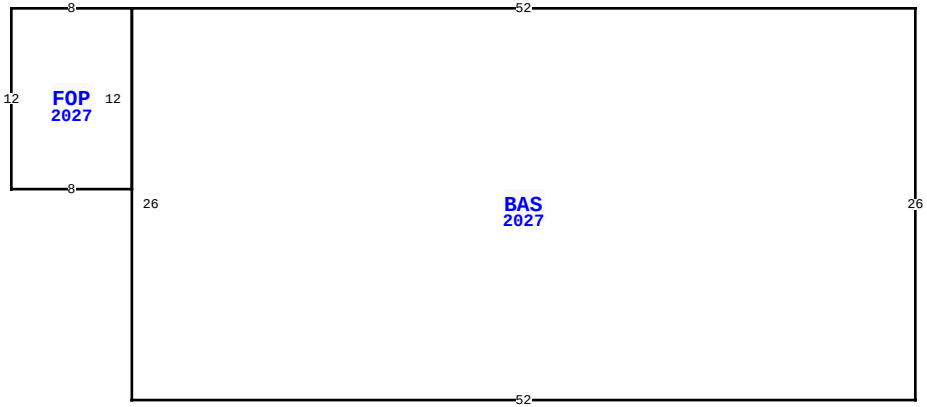
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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
BAS	1,352	100	2027	1,352	139,863
FOP	96	35	2027	34	3,517
TOTALS	1,448			1,386	143,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,386	113.5000	105.56	146,306	2026	2026	0	0	0	2.00	98.00

1 MANUF 1 0% - 2027 Heated Area: 1352 HX Base Yr



5112 SW COUNTY ROAD 18, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	143,380
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	9,000
TOTAL MARKET VALUE	152,380
SOH/AGL Deduction	0
ASSESSED VALUE	152,380
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	152,380
TOTAL JUST VALUE	152,380
NCON VALUE	143,380
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	9,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055928	Mobile Home		06/22/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/2367	11/24/2025	QC	U	V	11	100

GRANTOR: HENDERSON JOHN M

GRANTEE: HENDERSON SHAWN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=12,9] E52 S26 W52 N26 $
FOP=[YR=2027;ORIG=4,9] E8 S12 W8 N12 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.50	18,000.00	9,000.00	9,000							

REVIEW DATE 05/29/2026 BY NH Total Acres: 1.00 Total Land Value: 9,000 Market: 0 Agricultural: 0 Common: 9,000 PRINTED 11/17/2026 BY SYS