W1/2 OF SE1/2 OF NW1/4 AS LIES N
450-326, 699-236, 699-237, 845-1

PINDER BRIAN DAVID/PINDER NANCY JEAN
5111 SW COUNTY ROAD 18
FORT WHITE, FL 32038

2027

35-6S-16-04071-000

BUILDING CHARACTERISTICS

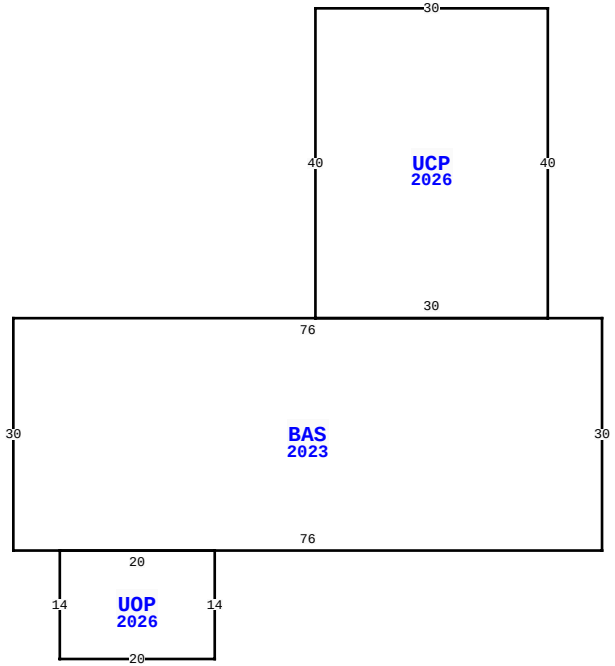
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 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	2,280	100	2023	2,280	243,372
UCP	1,200	20	2026	240	25,618
UOP	280	25	2026	70	7,472
TOTALS	3,760			2,590	276,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,590	113.5000	112.36	291,012	2022	2022	0	0	0	5.00	95.00

1 MANUF 3 100% - 2023 Heated Area: 2280 HX Base Yr 2023



5111 SW COUNTY ROAD 18 , FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0060	CARPORT F	0	100	24	35	840.00	UT	5.00	5.00	100	2021	2021		100	4,200	
3	0030	BARN,MT	0	100	0	0	1.00	UT	22,200.00	22,200.00	100	2022	2021		100	22,200	
4	0030	BARN,MT	0	100	45	24	1.00	UT	17,000.00	17,000.00	100	2026	2025		100	17,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		276,461
TOTAL MARKET OB/XF VALUE		50,400
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		466,861
SOH/AGL Deduction		242,801
ASSESSED VALUE		224,060
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		172,649
TOTAL JUST VALUE		466,861
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		469,667

BLDG:1:1: CLAYTON MH

XFOB:1:1: CLAYTON MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043940	Mobile Home		05/27/2022
000041659	Storage Building	17,361	04/01/2021
000041545	Electrical Servic	0	03/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1429/2598	2/04/2021	WD	Q	I	01	157,500
GRANTOR: HENNESSY FRANCES E						
GRANTEE: PINDER BRIAN DAVID						
0845/1032	8/15/1997	QC	Q	I	01	0
GRANTOR: FREDERICK HENNESSY						
GRANTEE: FRANCES HENNESSY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=15,11] E76 S30 W76 N30 $
UCP=[YR=2026;ORIG=54,-29] E30 S40 W30 N40 $
UOP=[YR=2026;ORIG=21,41] E20 S14 W20 N14 $
.

LAND DESCRIPTION

TOTAL OB/XF 50,400

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	16.50	AC		1.00	1.00	1.00	8,000.00	8,000.00	132,000							

REVIEW DATE 05/29/2026 BY NH Total Acres: 17.50 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 11/17/2026 BY SYS