

LOT 10 PARKER WOODS S/D.
770-1657, 843-1693, 843-1694, WD

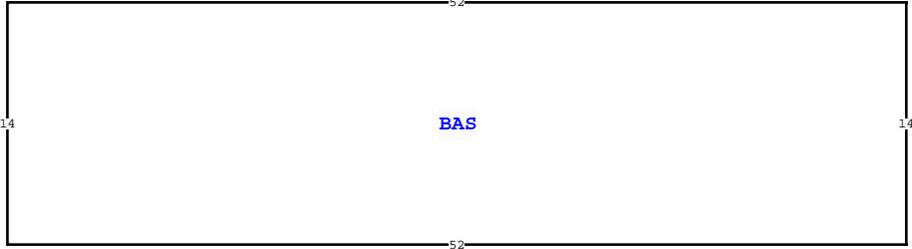
MCDANIEL SHAWN/MCDANIEL GWEN
4632 SW COUNTY ROAD 18
FT WHITE, FL 32038

2026

35-6S-16-04074-110
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 90				
Interior Floo	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	2 100				
Bathrooms	1 100				
Stories	1. 1. 100				
Architectual	01 CONV 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	35616.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100		728	20,713
TOTALS	728			728	20,713

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MOBILE HME	100%	2017		51,783	1999	1999	0	0	60.00	40.00	
			Heated Area: 728				HX Base Yr 2017					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	20,713		
TOTAL MARKET OB/XF VALUE	11,900		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	97,613		
SOH/AGL Deduction	43,433		
ASSESSED VALUE	54,180		
TOTAL EXEMPTION VALUE	27,571		
BASE TAXABLE VALUE	26,609		
TOTAL JUST VALUE	97,613		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	81,626		
PRMT:1:1: 24X44			
XFOB:1:1: SPRI MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052154	Electrical Servic	0	01/27/2025
14692	M H	125	11/12/1998
9683	POOL	60	05/04/1995
6845	M H	60	02/15/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1469/2686	6/29/2022	QC	U	I	11	100
GRANTOR: MCDANIEL SHAWN WYNN						
GRANTEE: MCDANIEL SHAWN						
1325/2092	11/07/2016	WD	Q	I	01	55,000
GRANTOR: LINDA S BARKER						
GRANTEE: SHAWN WYNN MCDANIEL						

EXTRA FEATURES																
L N	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	0214	GRN HOUSE	0	100	14	30	1.00	UT	0.00	100	0	0	3	100	1,000	
2	0294	SHED WOOD/	0	100	8	10	1.00	UT	0.00	100	0	0	3	100	600	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	300	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	100			3	100	3,000	
TOTALS													11,900			

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF/MH	0.00	0.00	3.75	AC		1.00	1.00	1.00	13,000.00	13,000.00	48,750							
2	0000	C	VAC RES	100		00	0.00	0.00	1.25	AC		1.00	1.00	1.00	13,000.00	13,000.00	16,250							