

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

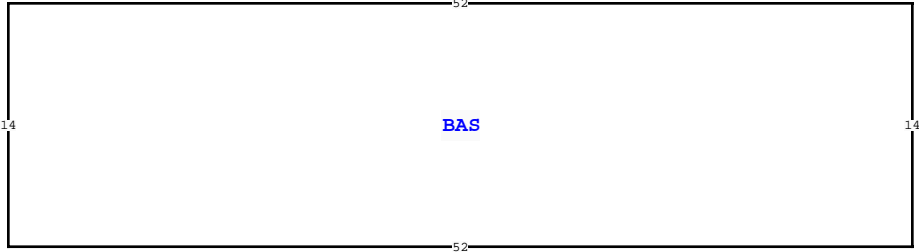
MCDANIEL SHAWN/MCDANIEL GWEN  
4632 SW COUNTY ROAD 18  
FT WHITE, FL 32038

**2026**

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

BUILDING CHARACTERISTICS		CONSTRUCTION	
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
BAS	728	100	
TOTALS	728		19,726

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		49,315	1999	1999	0	0	60.00	40.00
				Heated Area: 728			HX Base Yr 2017				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		19,726	
TOTAL MARKET OB/XF VALUE		11,900	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		96,626	
SOH/AGL Deduction		42,446	
ASSESSED VALUE		54,180	
TOTAL EXEMPTION VALUE		27,571	
BASE TAXABLE VALUE		26,609	
TOTAL JUST VALUE		96,626	
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	

BLD DATE		11/16/1998	MO	LGL DATE	05/06/2026	MLU
XF DATE				LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= W52 S14 E52 N14\$.														

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							