LOT 12 PARKER WOODS S/D.

775-2189, 819-296, DC 1471-2129

WARD CHERYL A
4536 SW COUNTY ROAD 18
FORT WHITE, FL 32038

2027

35-6S-16-04074-112

BUILDING CHARACTERISTICS

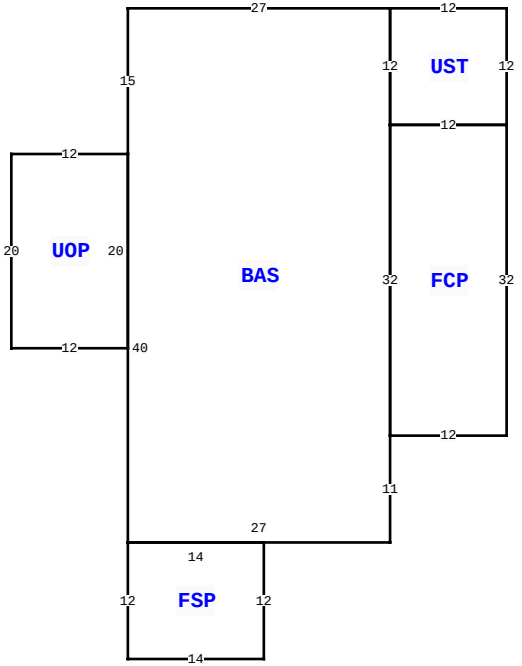
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	1,485	100		1,485	40,950
FCP	384	25		96	2,647
FSP	168	40		67	1,848
UOP	240	25		60	1,654
UST	144	45		65	1,792
TOTALS	2,421			1,773	48,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,773	114.9000	68.94	122,231	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1998 Heated Area: 1485 HX Base Yr 1998



4536 SW COUNTY ROAD 18 , FORT WHITE

BLD DATE		LGL DATE	05/06/2026 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	0166	CONC,PAVMT	0	100	12	6	72.00	UT	1.50	1.50	100	1996	1996	3	100	108	
2	0166	CONC,PAVMT	0	100	0	0	2,016.00	UT	2.00	2.00	100	1996	1996	3	100	4,032	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	20	30	600.00	UT	2.50	2.50	100	1996	1996	3	100	1,500	
5	0294	SHED WOOD/	0	100	6	8	48.00	UT	7.50	7.50	100	1996	1996	3	100	360	
6	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	2,200	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,200	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,600	
9	0282	POOL ENCL	0	100	28	38	1,064.00	UT	15.00	15.00	100	2015	2015	3	49	7,820	
10	0280	POOL R/CON	0	100	0	0	1.00	UT	11,500.00	11,500.00	100	2026	2025		98	11,270	

LAND DESCRIPTION

TOTAL OB/XF 37,090

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		RSF/MH	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 06/02/2026 BY NH Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/16/2026 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		48,892
TOTAL MARKET OB/XF VALUE		37,090
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		150,982
SOH/AGL Deduction		52,456
ASSESSED VALUE		98,526
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		42,115
TOTAL JUST VALUE		150,982
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,982

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28858	POOL ENCL	115	09/14/2010
28858	POOL ENCL	115	09/14/2010
11411	M H	125	07/12/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0819/0296	3/09/1996	WD	U	V	09	0
GRANTOR: PARKER LAND CO						
GRANTEE: WARD						
0775/2189	5/10/1993	AG	U	V	13	14,995
GRANTOR: PARKER LAND CO						
GRANTEE: H KYLE WARD JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S15 UOP= W12 S20 E12 N20$ S40 FSP= S12 E14 N12W14$ E27 N11 FCP= E12 N32 W12 S32$ N32 UST= E12 N12 W12 S12$ N12$.