

LOT 13 PARKER WOODS S/D.
775-2187, WD 1080-1076, WD 1362-

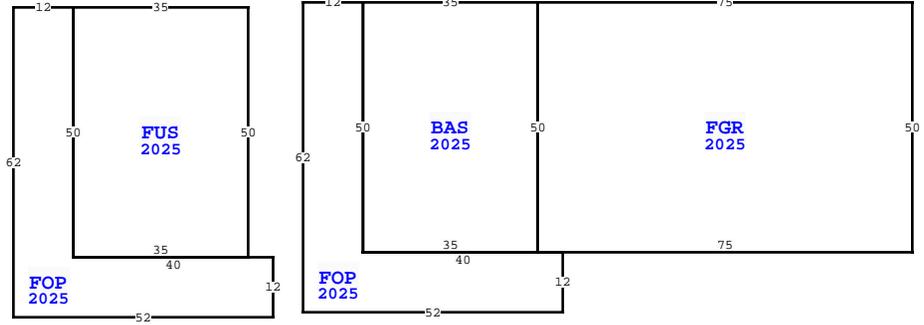
DIETEL RIK E
4474 SW COUNTY ROAD 18
FORT WHITE, FL 32038

2026

35-6S-16-04074-113
[Barcode]

| ELEMENT | CD | CONSTRUCTION |
|----------------|----|----------------|
| Exterior Wall | 27 | PREFIN MTL 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structure | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 13 | LAM/VNLPLK 100 |
| Interior Floor | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 05 | STEEL 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | |
|-----------------------------------|------------|-----------|-------------|----------------|----------------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | % COND |
| 1 | SFR/BARND0 | 100% | - 2025 | 89.63 | 564,310 | 2024 | 2024 | 0 | 0 | 98.75 |
| Heated Area: 3500 HX Base Yr 2025 | | | | | | | | | | |



| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS | 1,750 | 100 | 2025 | 1,750 | 154,892 |
| FGR | 3,750 | 55 | 2025 | 2,062 | 182,507 |
| FOP | 1,224 | 30 | 2025 | 367 | 32,483 |
| FOP | 1,224 | 30 | 2025 | 367 | 32,483 |
| FUS | 1,750 | 100 | 2025 | 1,750 | 154,892 |
| TOTALS | 9,698 | | | 6,296 | 557,256 |

4474 SW COUNTY ROAD 18 , FORT WHITE

| 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | | 3.00 | 100 | 2025 | 2024 | | 100 | 1,260 | |

| 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 | 0100 | C | SFR | 100 | | RSF/MH | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 65,000 | | | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 557,256 |
| TOTAL MARKET OB/XF VALUE | | | 1,260 |
| TOTAL LAND VALUE - MARKET | | | 65,000 |
| TOTAL MARKET VALUE | | | 623,516 |
| SOH/AGL Deduction | | | 267,021 |
| ASSESSED VALUE | | | 356,495 |
| TOTAL EXEMPTION VALUE | HX HB | | 51,411 |
| BASE TAXABLE VALUE | | | 305,084 |
| TOTAL JUST VALUE | | | 623,516 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 542,537 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|---------|------------|
| 000045924 | New Residential C | 459,000 | 11/15/2022 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1424/2563 | 6/25/2020 | QC | U | V | 11 | 100 |

GRANTOR: CHERYL ANNE WARD
GRANTEE: RIK E DIETEL
1413/1642 6/17/2020 WD Q V 01 40,000
GRANTOR: CATHERINE DEVINE LIVI
GRANTEE: CHERYL ANNE WARD

| BLD DATE | | LGL DATE | |
|----------|----------|------------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | 05/06/2026 | MLU |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|--|--|
| FGR=[YR=2025;ORIG=-107,-21] E75 S50 W75 N50 \$ | |
| BAS=[YR=2025;ORIG=-142,-21] E35 S50 W35 N50 \$ | |
| FUS=[YR=2025;ORIG=-165,-20] W35 S50 E35 N50 \$ | |
| FOP=[YR=2025;ORIG=-142,-21] W12 S62 E52 N12 W40 N50 \$ | |
| FOP=[YR=2025;ORIG=-200,-20] W12 S62 E52 N12 W40 N50 \$ | |