

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

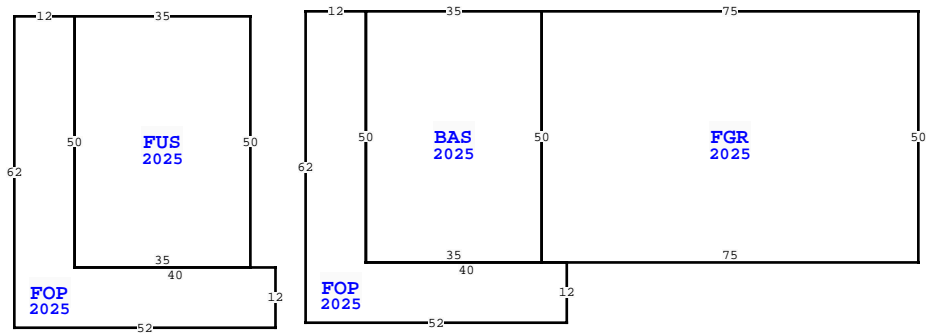
DIETEL RIK E
4474 SW COUNTY ROAD 18
FORT WHITE, FL 32038

2026

35-6S-16-04074-113
COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS	
ELEMENT	CD
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	03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR/BARND	100%	- 2025								
Heated Area: 3500						HX Base Yr 2025					



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
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	1,750	100	2025	1,750	145,785
FGR	3,750	55	2025	2,062	171,776
FOP	1,224	30	2025	367	30,573
FOP	1,224	30	2025	367	30,573
FUS	1,750	100	2025	1,750	145,785
TOTALS	9,698			6,296	524,492

4474 SW COUNTY ROAD 18 , FORT WHITE

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

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			524,492	
TOTAL MARKET OB/XF VALUE			1,260	
TOTAL LAND VALUE - MARKET			65,000	
TOTAL MARKET VALUE			590,752	
SOH/AGL Deduction			234,257	
ASSESSED VALUE			356,495	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			305,084	
TOTAL JUST VALUE			590,752	
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						

BLDING NOTES	

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	0166	CONC,PAVMT	0	100	0	0		420.00	UT	3.00				3.00	1,260	

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 \$	

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							