

LOT 6 BLUE SKY ESTATES UNR: COMM OF NW1/4, W 408.47 FT FOR POB, S PT ON CURVE & N R/W OF CR-18, W

RAMSEY EDWARD T/RAMSEY SHERRY L 4075 SW COUNTY ROAD 18 FORT WHITE, FL 32038

2026

36-6S-16-04075-006

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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	36616.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,216	100	2023
TOTAL ADJ AREA	1,216		
SUBAREA MARKET VALUE	108,017		
TOTALS	1,216		108,017

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	100%	- 2025	Heated Area: 1216		HX Base Yr 2025						
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 76 76 15 16 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS 2023</p> </div> </div>													
4075 SW COUNTY ROAD 18				, FORT WHITE				MLU					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		108,017	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		110,110	
TOTAL MARKET VALUE		225,127	
SOH/AGL Deduction		6,701	
ASSESSED VALUE		218,426	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		167,015	
TOTAL JUST VALUE		225,127	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		212,684	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049951	Mobile Home		01/29/2026
000052824	Mobile Home		04/04/2025
000049917	Right-of-Way Acce		05/22/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1469/2597	6/24/2022	WD	U	I	34	65,000
GRANTOR: BLUE SKY TIMBER-LAND						
GRANTEE: RAMSEY EDWARD T						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2023;ORIG=15,15] E76 S16 W76 N16 \$													

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100		3	100	7,000	

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		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							