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

2027

36-6S-16-04075-006

BUILDING CHARACTERISTICS

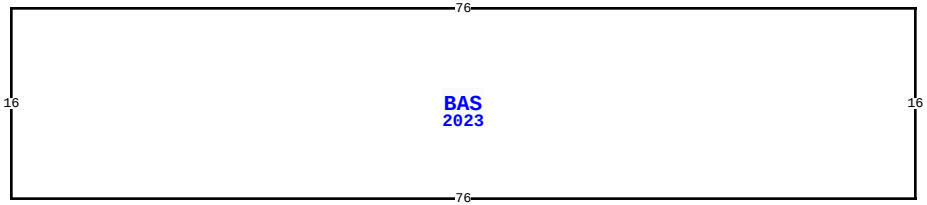
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2023	1,216	106,863
TOTALS	1,216			1,216	106,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,216	112.5000	104.62	127,218	2017	2017	0	0	0	16.00	84.00

1 MANUF 1 100% - 2025 Heated Area: 1216 HX Base Yr 2025



4075 SW COUNTY ROAD 18 , FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		106,863
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		110,110
TOTAL MARKET VALUE		223,973
SOH/AGL Deduction		0
ASSESSED VALUE		223,973
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		172,562
TOTAL JUST VALUE		223,973
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,127

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

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	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 7,000

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

REVIEW DATE 05/14/2026 BY NH Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS