LOT 15 PARKER WOODS.

766-739, 772-1173, 953-2162 THRU

KOLACIA KARL L/KOLACIA LESLIE H
4300 SW CR 18
FORT WHITE, FL 32038

2027

36-6S-16-04076-115

BUILDING CHARACTERISTICS

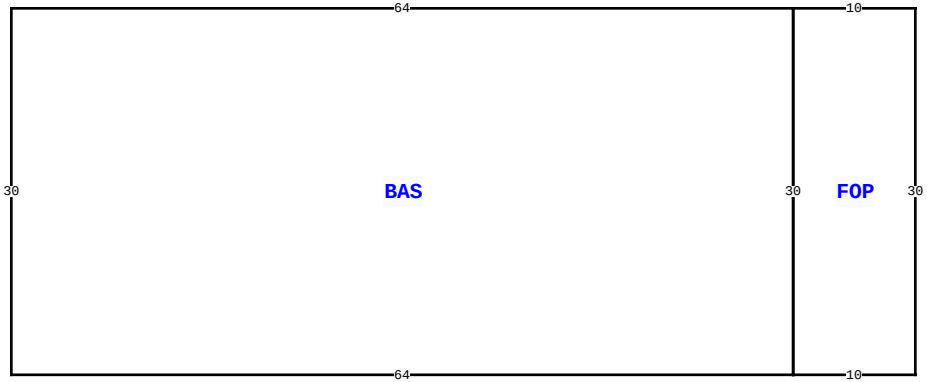
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	36616.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100		1,920	113,826
FOP	300	35		105	6,225
TOTALS	2,220			2,025	120,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,025	115.9000	107.79	218,275	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2007 Heated Area: 1920 HX Base Yr 2007



4300 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0166	CONC,PAVMT	0	100	10	20	200.00	UT	2.25	2.25	100	2010	2010	3	100	450	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	20	20	400.00	UT	3.50	3.50	100	2010	2010	3	100	1,400	
5	0031	BARN,MT AE	0	100	0	0	1.00	UT	5,500.00	5,500.00	100	2021	2020		100	5,500	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	800.00	800.00	100	2027	2026		100	800	
7	0081	DECKING WI	0	100	0	0	1.00	UT	1,100.00	1,100.00	100	2027	2026		100	1,100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		120,051
TOTAL MARKET OB/XF VALUE		17,450
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		202,501
SOH/AGL Deduction		87,070
ASSESSED VALUE		115,431
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		64,020
TOTAL JUST VALUE		202,501
NCON VALUE		1,900
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38704	STORAGE	0	11/07/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1489/735	4/17/2023	LE	U	I	14	100
GRANTOR: KOLACIA KARL L						
GRANTEE: KOLACIA KARL L (ENH						
1067/1581	11/04/2005	QC	Q	V	01	100
GRANTOR: PETER KOLACIA						
GRANTEE: KARL AND LESLIE KOL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S30 E64 FOP= E10 N30 W10 S30$ N30$.

LAND DESCRIPTION

TOTAL OB/XF 17,450

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 05/14/2026 BY NH Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS