PART OF LOT 22 PARKER WOODS S/D
SW COR OF LOT 22 & RUN N 626.46
S 640.16 FT, W 313.42 FT TO POB.

FUTCH LEAMON HAROLD/FUTCH ELIZABETH Y
4060 SW COUNTY ROAD 18
FORT WHITE, FL 32038

2027

36-6S-16-04076-122

BUILDING CHARACTERISTICS

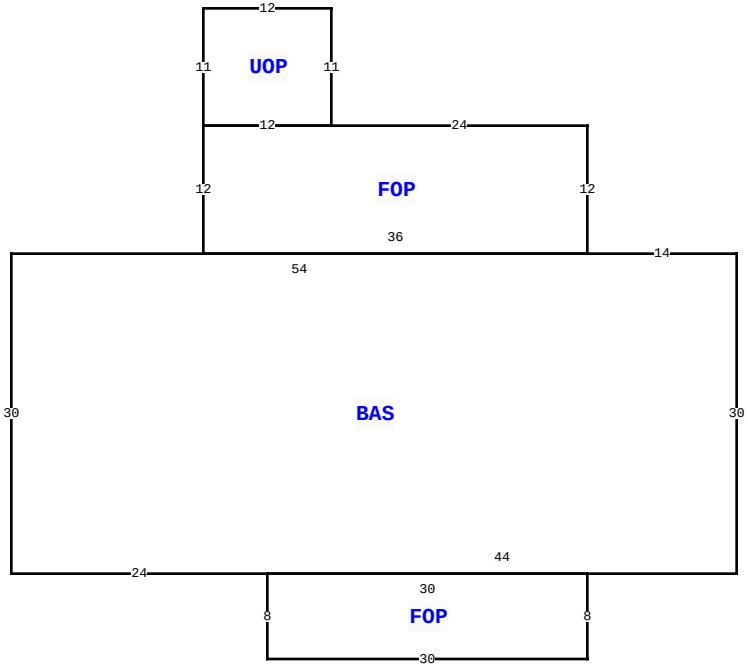
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	2,040	100		2,040	118,853
FOP	240	35		84	4,894
FOP	432	35		151	8,797
UOP	132	25		33	1,923
TOTALS	2,844			2,308	134,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,308	113.9000	105.93	244,486	2005	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2005 Heated Area: 2040 HX Base Yr 2005



4060 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	0294	SHED WOOD/	0	100	12	28	336.00	UT	7.50	7.50	100	2004	2004	3	100	2,520	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	25	30	750.00	UT	1.50	1.50	100	2010	2010	3	100	1,125	
5	0296	SHED METAL	0	100	12	24	288.00	UT	10.00	10.00	100	2010	2010	3	100	2,880	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	134,467
TOTAL MARKET OB/XF VALUE	14,775
TOTAL LAND VALUE - MARKET	43,659
TOTAL MARKET VALUE	192,901
SOH/AGL Deduction	78,047
ASSESSED VALUE	114,854
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	63,443
TOTAL JUST VALUE	192,901
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21984	M H	322	06/18/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0988/0821	7/08/2003	WD	Q	V		32,900
GRANTOR: JOHN BUSCEMI						
GRANTEE: LEAMON HAROLD & ELI						
0988/0819	7/08/2003	WD	Q	V	04	20,500
GRANTOR: PARKER LAND CO						
GRANTEE: JOHN BUSCEMI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= N12 W24 UOP= N11 W12 S11 E12$ W12 S12 E36$ W54 S30 E24 FOP= S8 E30 N8 W30$ E44 N30$.

LAND DESCRIPTION

TOTAL OB/XF 14,775

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	4.62	AC		1.00	1.00	0.90	10,500.00	9,450.00	43,659							

REVIEW DATE 05/14/2026 BY NH Total Acres: 4.62 Total Land Value: 43,659 Market: 0 Agricultural: 0 Common: 43,659 PRINTED 11/17/2026 BY SYS