LOT 24 PARKER WOODS S/D.

779-1071, 785-18, 800-735, 859-3

MIYAMOTO DANIEL K
4002 SW COUNTY ROAD 18
FORT WHITE, FL 32038

2027

36-6S-16-04076-124

BUILDING CHARACTERISTICS

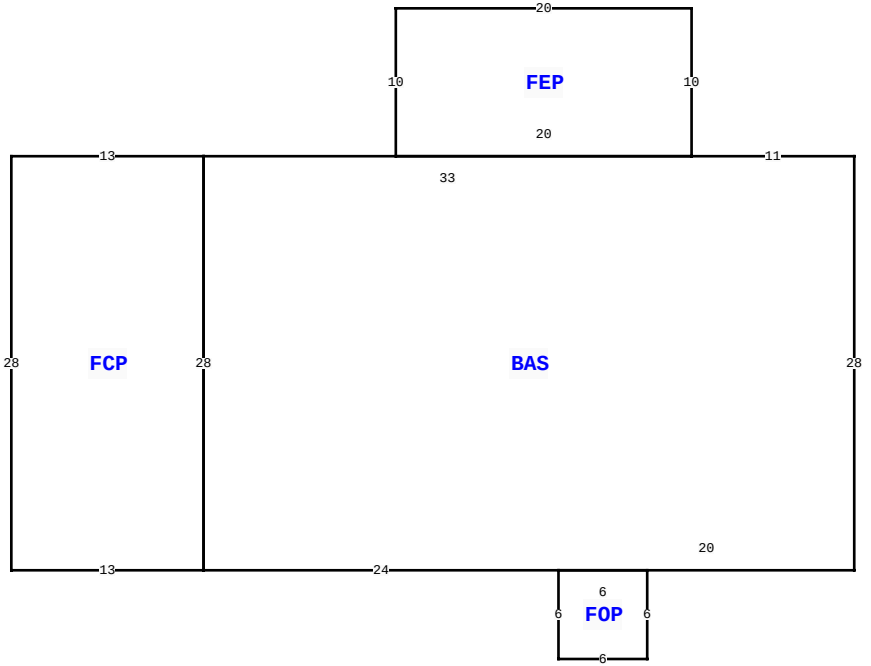
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,232	100		1,232	106,877
FCP	364	25		91	7,895
FEP	200	80		160	13,880
FOP	36	30		11	954
TOTALS	1,832			1,494	129,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,494	112.6620	123.93	185,151	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2027 Heated Area: 1232 HX Base Yr 2027



4002 SW COUNTY ROAD 18 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	6	6	1.00	UT	0.00	0.00	100	1995	1995	3	100	300	
2	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	0.00	100	1995	1995	3	100	1,000	
3	0166	CONC,PAVMT	0	100	0	0	2,265.00	UT	1.50	1.50	100	1995	1995	3	100	3,398	
4	0200	GARAGE F	0	100	28	42	1,176.00	UT	10.00	10.00	100	1995	1995	3	100	11,760	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,400	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2027	2026		100	1,000	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	500.00	500.00	100	2027	2026		100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		129,606
TOTAL MARKET OB/XF VALUE		20,158
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		214,764
SOH/AGL Deduction		0
ASSESSED VALUE		214,764
TOTAL EXEMPTION VALUE	HX HB 13	214,764
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		214,764
NCON VALUE		1,500
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042082	Roof Replacement	10,288	06/04/2021
10230	GARAGE	100	09/21/1995
9595	SFR	205	04/11/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/1577	9/17/2026	PB	U	I	18	0
GRANTOR: CLERK OF COURT (LEIDY						
GRANTEE: PAVLIDES PATRICIA						
1578/2101	9/03/2026	WD	Q	I	01	374,000
GRANTOR: PAVLIDES PATRICIA						
GRANTEE: MIYAMOTO DANIEL K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FEP= N10 W20 S10 E20$ W33 FCP= W13 S28 E13 N28$ S28 E24 FOP= S6 E6 N6 W6$ E20 N28$.

LAND DESCRIPTION

TOTAL OB/XF 20,158

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	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							

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