

COMM NE COR OF SEC, RUN W 331.71
S 452.37 FT E 16.64 FT, S 210 FT
FT, S 222.37 FT, W 331.67 FT, N

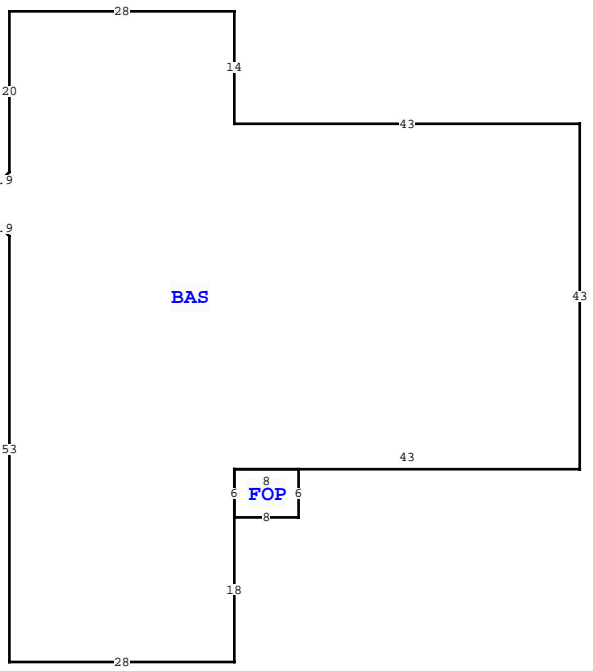
REYNOLDS JERRY W
3541 SW COUNTY ROAD 18
FORT WHITE, FL 32038

2026

36-6S-16-04081-000
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	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	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	4,129	100	
FOP	48	30	
TOTALS	4,177		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026								
				Heated Area:	4129			HX Base Yr	2026		



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			398,189
TOTAL MARKET OB/XF VALUE			10,650
TOTAL LAND VALUE - MARKET			70,200
TOTAL MARKET VALUE			423,429
SOH/AGL Deduction			0
ASSESSED VALUE			423,429
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			367,018
TOTAL JUST VALUE			479,039
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			482,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29652	M H	421	08/26/2011
8210	SFR	118,000	03/30/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1206/2479	12/22/2010	WD	U	I	16	100
GRANTOR: JERRY & SHIRLEY REYNO						
GRANTEE: JERRY REYNOLDS						
1132/0085	9/25/2007	WD	Q	I		298,900
GRANTOR: HORACE & ARLORE JENKI						
GRANTEE: JERRY & SHIRLEY REY						

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	0252	LEAN-TO W/	0	100	0	0	0	1.00	UT 0.00	100	2010	2010	3	100	50										
2	0190	FPLC PF	0	100	0	0	0	1.00	UT 1,200.00	100	2010	2010	3	100	1,200										
3	0296	SHED METAL	0	100	0	0	0	1.00	UT 0.00	100	2010	2010	3	100	600										
4	0296	SHED METAL	0	100	0	0	0	1.00	UT 0.00	100	2010	2010	3	100	600										
5	9945	Well/Sept	0	100	0	0	0	1.00	UT 7,000.00	100			3	100	7,000										
6	0190	FPLC PF	0	100	0	0	0	1.00	UT 1,200.00	100	2010	2010	3	100	1,200										
TOTALS															4,177										

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	5500	A	TIMBER 2	0			0.00	0.00	5.82	AC		1.00	1.00	1.00	445.00	445.00	2,590							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	5.82	AC		1.00	1.00	1.00	10,000.00	10,000.00	58,200							