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

2027

36-6S-16-04081-000

BUILDING CHARACTERISTICS

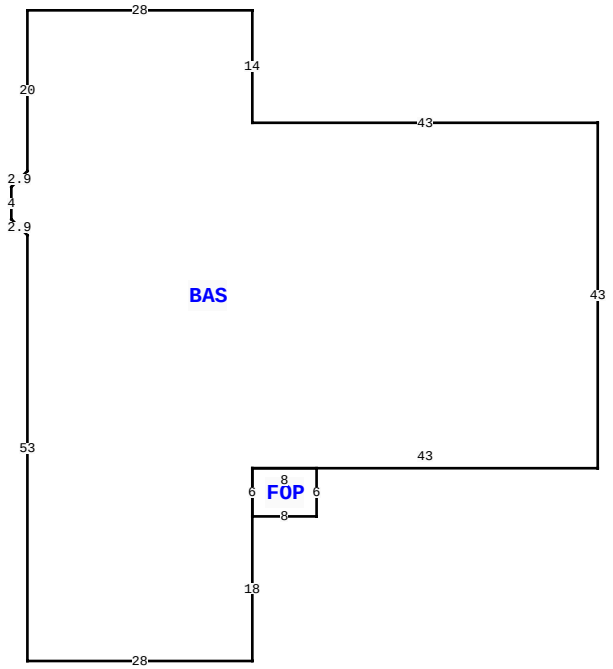
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,129	100		4,129	389,754
FOP	48	30		14	1,322
TOTALS	4,177			4,143	391,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,143	115.9680	127.56	528,481	1999	1999	0	0	0	26.00	74.00

1 SINGLE FAM 0% - 2026 Heated Area: 4129 HX Base Yr



3541 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	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	391,076
TOTAL MARKET OB/XF VALUE	10,650
TOTAL LAND VALUE - MARKET	70,200
TOTAL MARKET VALUE	416,316
SOH/AGL Deduction	0
ASSESSED VALUE	416,316
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	416,316
TOTAL JUST VALUE	471,926
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	479,039

SALE:2:1: 4 DEEDS 681-620-626.

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 N14 W28 S20 L2 D2 S4 D2 R2 S53 E28 N18 FOP= E8 N6 W8 S6$ N6 E43 N43$.

LAND DESCRIPTION

TOTAL OB/XF 10,650

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	0		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							

REVIEW DATE 05/14/2026 BY NH Total Acres: 6.82 Total Land Value: 14,590 Market: 58,200 Agricultural: 2,590 Common: 12,000 PRINTED 11/17/2026 BY SYS