

COMM NE COR OF SEC, RUN W 331.71
S 452.37 FT E 16.64 FT, S 210 FT
FT, S 452.37 FT, W 88.46 FT, S 2

REYNOLDS JERRY W
3539 SW COUNTY ROAD 18
FORT WHITE, FL 32038

2026

36-6S-16-04081-002



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 51,800 TOTAL MARKET VALUE 2,305 SOH/AGL Deduction 0 ASSESSED VALUE 2,305 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 2,305 TOTAL JUST VALUE 51,800 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 51,800 SALE: 4:1: 4 DEEDS 681-620-626.																			
DOR CODE 5500																				TIMBERLAND 80-89																			
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																																		
TOTALS																				3539 SW COUNTY ROAD 18 , FORT WHITE										BLD DATE	LGL DATE	05/14/2024	MLU						
EXTRA FEATURES																														XF DATE	LAND DATE								
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																							
																														INC DATE	AG DATE								
																														BUILDING NOTES									
																														BUILDING DIMENSIONS									
LAND DESCRIPTION																				TOTAL OB/XF										0									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	5500	A	TIMBER 2	0		A-1	0.00	0.00	5.18	AC		1.00	1.00	1.00	445.00	445.00	2,305																						
2	9910	M	MKT.VAL.AG	0			0.00	0.00	5.18	AC		1.00	1.00	1.00	10,000.00	10,000.00	51,800																						
REVIEW DATE 05/14/2024 BY MLU																				Total Acres: 5.18										Total Land Value: 2,305									
																				Market: 51,800										Agricultural: 2,305									
																				Common: 0										PRINTED 03/27/2026 BY SYS									