COMM SE COR OF SE1/4 OF NE1/4, R
FOR POB, CONT N 312.29 FT TO S R
SW'LY ALONG ARC OF A CURVE 709.4

ALLISON FAMILY TRUST DATED MARCH 3, 2009
3512 SW COUNTY ROAD 18
FORT WHITE, FL 32038

2027

36-6S-16-04090-000

BUILDING CHARACTERISTICS

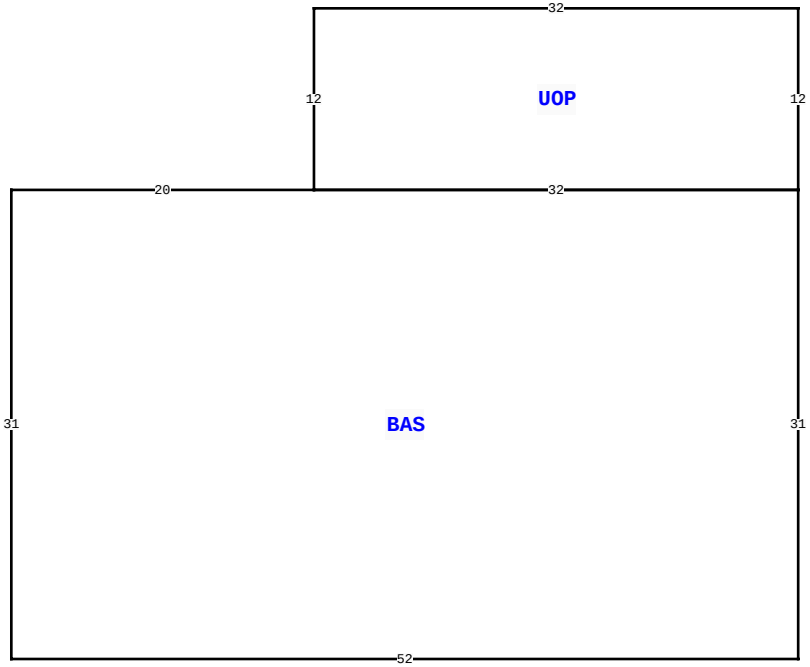
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	32	HARDIE BRD 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,612	100		1,612	125,586
UOP	384	25		96	7,479
TOTALS	1,996			1,708	133,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,708	113.2000	105.28	179,818	2013	2013	0	0	0	26.00	74.00

1 MANUF 1 100% - 2014 Heated Area: 1612 HX Base Yr 2014



3512 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	0296	SHED METAL	0	100	14	35	490.00	UT	10.00	10.00	100	2010	2010	3	100	4,900	
2	0070	CARPORT UF	0	100	18	35	630.00	UT	1.50	1.50	100	2010	2010	3	100	945	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		133,065
TOTAL MARKET OB/XF VALUE		13,145
TOTAL LAND VALUE - MARKET		25,200
TOTAL MARKET VALUE		171,410
SOH/AGL Deduction		80,181
ASSESSED VALUE		91,229
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		34,818
TOTAL JUST VALUE		171,410
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31034	M H	491	05/13/2013
28817	TR/TRAILER	189	08/25/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1168/1231	3/03/2009	WD	U	V	11	100
GRANTOR: ROBERT & BETTY ALLISO						
GRANTEE: ROBERT & BETTY ALLI						
1035/0444	1/06/2005	WD	U	V	08	21,000
GRANTOR: JAMES WYNDHAM JR						
GRANTEE: ALLISON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S31 E52 N31 UOP= N12 W32 S12 E32$ W32$.

LAND DESCRIPTION

TOTAL OB/XF 13,145

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		A-1	0.00	0.00	1.75	AC		1.00	1.00	0.90	16,000.00	14,400.00	25,200							

REVIEW DATE 05/15/2026 BY NH Total Acres: 1.75 Total Land Value: 25,200 Market: 0 Agricultural: 0 Common: 25,200 PRINTED 11/17/2026 BY SYS