FORT WHITE:ALL BLOCK 89.

DC 1403-2390, WD 1444-459

MOORE CONNIE KIM
252 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2025

00-00-00-14466-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04

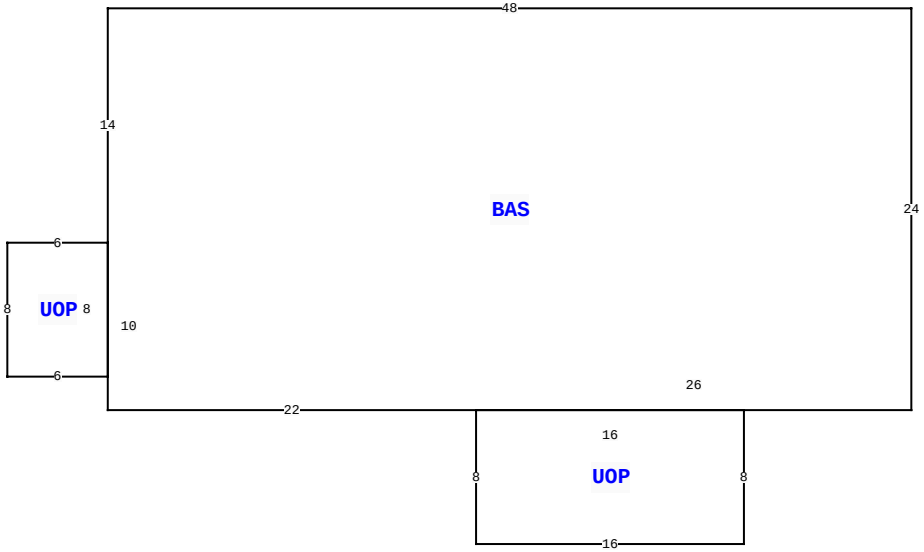
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	29,680
UOP	48	25		12	309
UOP	128	25		32	824
TOTALS	1,328			1,196	30,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,196	107.3500	64.41	77,034	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2022 Heated Area: 1152 HX Base Yr 2022



252 SW WILSON SPRINGS RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		30,814
TOTAL MARKET OB/XF VALUE		8,704
TOTAL LAND VALUE - MARKET		18,121
TOTAL MARKET VALUE		57,639
SOH/AGL Deduction		26,613
ASSESSED VALUE		31,026
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		6,026
TOTAL JUST VALUE		57,639
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		51,539

XFOB:1:1: CHAP MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042627	Roof Replacement	7,900	08/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1444/458	7/30/2021	WD	Q	I	01	45,000

GRANTOR: MCCRAY BEATRICE ERNES

GRANTEE: MOORE CONNIE KIM

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S14 UOP= W6 S8 E6 N8$ S10 E22 UOP= S8 E16 N8 W16$ E26 N24$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0294	SHED WOOD/	0	100	12	14	168.00	UT	7.50	7.50	40	1993	1993	3	40	504	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,704

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	0102	C	SFR/MH	100		00	0.00	0.00	22,651.00	SF		1.00	1.00	1.00	0.80	0.80	18,121							

REVIEW DATE 06/18/2015 BY DF Total Acres: 0.52 Total Land Value: 18,121 Market: 0 Agricultural: 0 Common: 18,121 PRINTED 08/21/2025 BY SYS