S1/2 OF SE1/4 OF NW1/4 AS LIES
E OF OLD CO RD. AKA PARCEL 13.

WASMUND LILLIAN M/WASMUND ANTHONY J
947 SW SPRUCE RD
FORT WHITE, FL 32038

2026

01-6S-15-00495-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

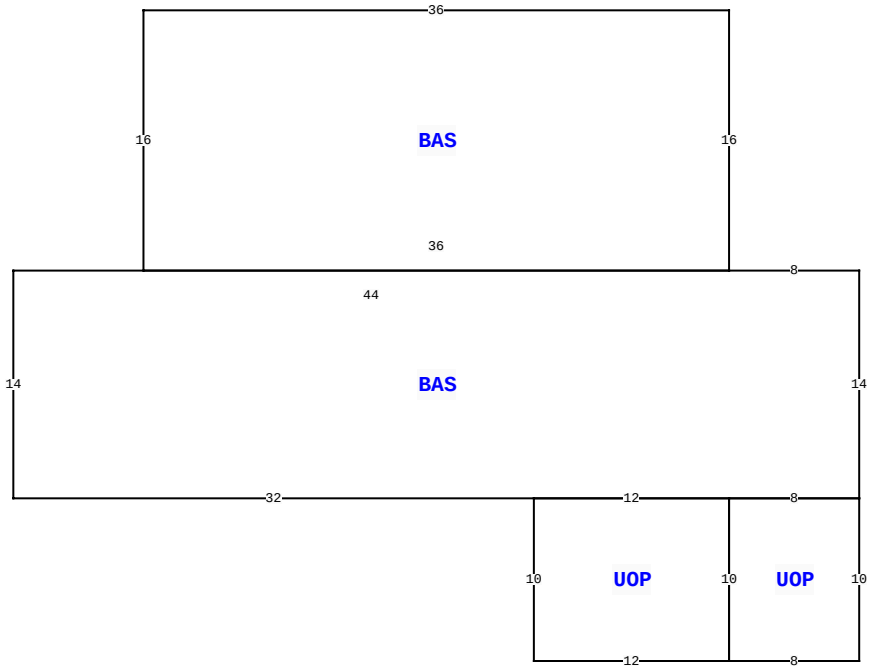
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	1615.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	14,612
BAS	728	100		728	18,468
UOP	80	25		20	507
UOP	120	25		30	761
TOTALS	1,504			1,354	34,348

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,354	105.7000	63.42	85,871	1983	1983	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1304 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2024 MLU
INC DATE		AG DATE	

1085 SW SPRUCE RD, FORT WHITE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	34,348
TOTAL MARKET OB/XF VALUE	17,826
TOTAL LAND VALUE - MARKET	43,300
TOTAL MARKET VALUE	95,474
SOH/AGL Deduction	4,594
ASSESSED VALUE	90,880
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,880
TOTAL JUST VALUE	95,474
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,474

XFOB:3:1: CONCORD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1359/2608	5/04/2018	PB	U	I	18	0
GRANTOR: CLERK OF COURT (ROGER						
GRANTEE: ALLEN G WASMUND SR						
1358/0711	4/20/2018	PB	U	I	18	0
GRANTOR: CLERK OF COURT (ROGER						
GRANTEE: ALLEN G WASMUND SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 BAS= N16 W36 S16 E36$ W44 S14 E32 UOP= S10 E12 N10 W12$ E12 UOP= S10 E8 N10 W8$ E8 N14$.

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	0294	SHED WOOD/	0	0	12	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0294	SHED WOOD/	0	0	10	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	12	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
5	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
7	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
8	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50	2.50	100	2005	2005	3	100	900	
9	0031	BARN,MT AE	0	0	22	28	616.00	UT	11.00	11.00	100	2013	2013	3	100	6,776	
10	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

TOTAL OB/XF 17,126

LAND DESCRIPTION

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	0		00	0.00	0.00	4.33	AC		1.00	1.00	1.00	10,000.00	10,000.00	43,300							

REVIEW DATE 08/04/2016 BY DF Total Acres: 4.33 Total Land Value: 43,300 Market: 0 Agricultural: 0 Common: 43,300 PRINTED 11/18/2025 BY SYS

S1/2 OF SE1/4 OF NW1/4 AS LIES
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TOTALS					

MARKET ADJUSTMENTS

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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
11	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
12	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 700

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

REVIEW DATE 08/04/2016 BY DF Total Acres: 4.33 Total Land Value: 43,300 Market: 0 Agricultural: 0 Common: 43,300 PRINTED 11/18/2025 BY SYS