(AKA LOT 2, WILSON ACRES UNR):
COR OF SEC, RUN W 2641.99 FT TO
NW1/4, CONT W ALONG N LINE OF SE

BOWMAN'S LANDING LLC
2091 SALLAS LANE
ATLANTIC BEACH, FL 32233

2026

01-7S-15-01439-602

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

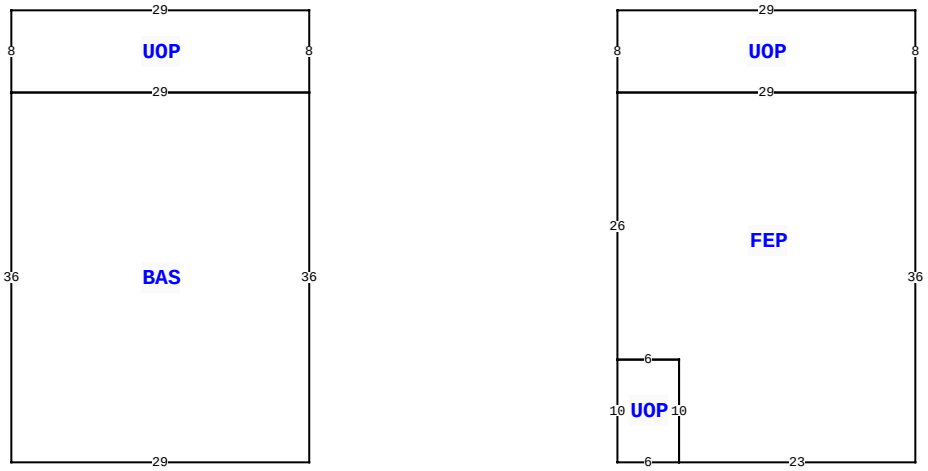
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	1715.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,044	100		1,044	82,830
FEP	984	80		787	62,440
UOP	60	20		12	952
UOP	232	20		46	3,650
UOP	232	20		46	3,650
TOTALS	2,552			1,935	153,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,935	108.9795	122.06	236,186	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1044 HX Base Yr



232 SW FROG GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	153,521
TOTAL MARKET OB/XF VALUE	65,050
TOTAL LAND VALUE - MARKET	107,100
TOTAL MARKET VALUE	325,671
SOH/AGL Deduction	0
ASSESSED VALUE	325,671
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	325,671
TOTAL JUST VALUE	325,671
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	325,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40104	TR/TRAILER	0	07/07/2020
35277	TR/TRAILER	0	05/05/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1378/1643	2/15/2019	WD	U	I	35	400,000
GRANTOR: BRUCE WILSON						
GRANTEE: BOWMAN'S LANDING LL						
1318/0042	7/01/2016	WD	Q	I	01	160,000
GRANTOR: JERRY APEL						
GRANTEE: BRUCE WILSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N36 UOP= N8 W29 S8 E29$ W29 S36 E29$ PTR= E30 UOP= E6 N10 W6 FEP= E6 S10 E23 N36 UOP= N8 W29 S8 E29$ W29 S26$ S10$ W30$.

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
3	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
4	0210	GARAGE U	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2015	2015	3	100	5,000	
5	0294	SHED WOOD/	0	0	24	12	5.00	UT	7,500.00	7,500.00	100	2021	2020		100	37,500	
6	0294	SHED WOOD/	0	0	15	8	1.00	UT	5,500.00	5,500.00	100	2021	2020		100	5,500	
7	9915	RV SITE	0	0	0	0	5.00	UT	3,000.00	3,000.00	100	2021	2020		100	15,000	
8	9905	CAMPSITE/N	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2021	2020		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 65,050

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			0.00	0.00	11.90	AC		1.00	1.00	1.00	9,000.00	9,000.00	107,100							

REVIEW DATE BY Total Acres: 11.90 Total Land Value: 107,100 Market: 0 Agricultural: 0 Common: 107,100 PRINTED 11/13/2025 BY SYS