PART OF PARCEL 11 WILSON ACRES U
COMM AT NE COR OF SEC, RUN W 33
R/W OF WILSON SPRINGS RD 508.68

HENSON REGAN A/HENSON TERRY LYNN
3113 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2026

01-7S-15-01439-618

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

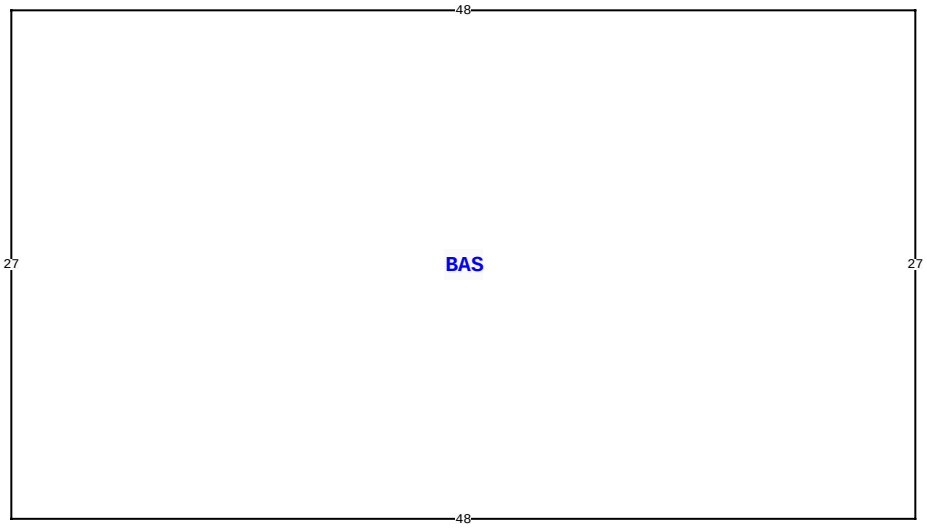
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1715.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	76,320
TOTALS	1,296			1,296	76,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,296	113.9000	107.07	138,763	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2007 Heated Area: 1296 HX Base Yr 2007



3113 SW WILSON SPRINGS RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/03/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		76,320
TOTAL MARKET OB/XF VALUE		7,700
TOTAL LAND VALUE - MARKET		12,555
TOTAL MARKET VALUE		96,575
SOH/AGL Deduction		40,351
ASSESSED VALUE		56,224
TOTAL EXEMPTION VALUE	HX HB	31,224
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		96,575
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		96,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23937	M H	457	12/07/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1313/0478	4/14/2016	WD	U	V	11	100
GRANTOR: THOMAS A & SHIRLEY A						
GRANTEE: REGAN A & TERRY L H						
1065/0800	11/16/2005	WD	Q	V	06	100
GRANTOR: KINSER						
GRANTEE: HENSON (DAUGHTER OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

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	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
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 7,700

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
1	0200	C	MBL HM	100			0.00	0.00	0.62	AC		1.00	1.00	1.50	13,500.00	20,250.00	12,555							

REVIEW DATE 03/08/2016 BY DF Total Acres: 0.62 Total Land Value: 12,555 Market: 0 Agricultural: 0 Common: 12,555 PRINTED 11/13/2025 BY SYS