AKA LOT A-3 WILSON SPRINGS COMMU
COMM AT NE COR OF SEC, RUN W 248
FOR POB, CONT S 218.93 FT, W 385

BROOKS GLORIA
204 SW IOWA DR
FORT WHITE, FL 32038

2026

01-7S-15-01439-619

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

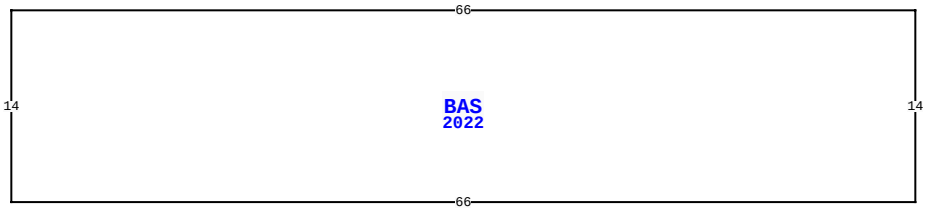
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6716.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2022	924	15,989
TOTALS	924			924	15,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0801	02	924	78.6600	43.26	39,972	1980	1980	0	0	0	60.00	40.00

2 MH/NOTITLE 100% - 2022 Heated Area: 924 HX Base Yr 2022



204 SW IOWA DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		15,989
TOTAL MARKET OB/XF VALUE		10,124
TOTAL LAND VALUE - MARKET		26,600
TOTAL MARKET VALUE		52,713
SOH/AGL Deduction		5,801
ASSESSED VALUE		46,912
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,912
TOTAL JUST VALUE		52,713
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		52,713

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40521	M H	0	09/14/2020
40521	M H	0	09/14/2020
37706	RECONNECT	75	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1443/866	7/14/2021	WD	U	I	40	30,000
GRANTOR: WORRELL JAMES R						
GRANTEE: BROOKS GLORIA						
1320/1986	8/18/2016	WD	Q	I	01	17,000
GRANTOR: KAREN CAIN & BRENDEN						
GRANTEE: JAMES R WORRELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=16,5] E66 S14 W66 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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2022	2021		100	1,200	
4	0255	MBL HOME S	0	100	0	0	1.00	UT	924.00	924.00	100	2023	2022		100	924	
5	0263	PRCH,USP	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	

LAND DESCRIPTION

TOTAL OB/XF 10,124

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	1.90	AC		1.00	1.00	1.00	14,000.00	14,000.00	26,600							

REVIEW DATE 02/06/2023 BY JB Total Acres: 1.90 Total Land Value: 26,600 Market: 0 Agricultural: 0 Common: 26,600 PRINTED 11/13/2025 BY SYS