AKA LOT A-4 WILSON SPRINGS COMMU
3. COMM AT NE COR OF SEC, RUN W
OF WILSON SPRING RD, S 304.68 FT

DICKS TAMMY/FRITZ BRYAN
3053 SW WILSON SPRINGS RD
FORT WHITE, FL 32038-5086

2026

01-7S-15-01439-620

BUILDING CHARACTERISTICS

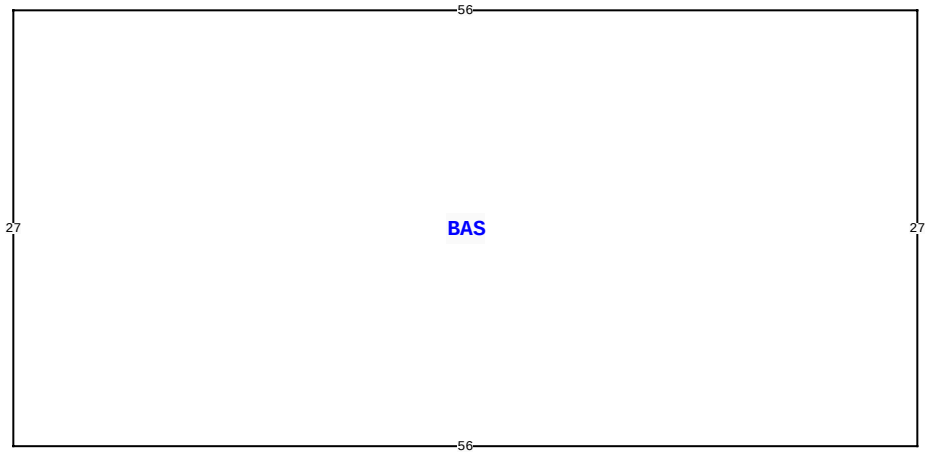
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	6716.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	89,040
TOTALS	1,512			1,512	89,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	113.9000	107.07	161,890	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 50% - 2011 Heated Area: 1512 HX Base Yr 2011



3053 SW WILSON SPRINGS RD, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		89,040
TOTAL MARKET OB/XF VALUE		8,450
TOTAL LAND VALUE - MARKET		12,600
TOTAL MARKET VALUE		110,090
SOH/AGL Deduction		29,491
ASSESSED VALUE		80,599
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		55,599
TOTAL JUST VALUE		110,090
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1193/1990	4/27/2010	WD	Q	I	01	59,000
GRANTOR: JACK FARMER						
GRANTEE: TAMMY DICKS & BRYAN						
1070/2427	12/30/2005	WD	Q	I	03	9,000
GRANTOR: WILSON SPRINGS						
GRANTEE: JACK FARMER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 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	0294	SHED WOOD/	0	50	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
2	0060	CARPORT F	0	50	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
3	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0251	LEAN TO W/	0	50	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	150	
5	0261	PRCH, UOP	0	50	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
6	0080	DECKING	0	50	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 8,450

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	50			0.00	0.00	0.90	AC		1.00	1.00	1.00	14,000.00	14,000.00	12,600							

REVIEW DATE 03/08/2016 BY DF Total Acres: 0.90 Total Land Value: 12,600 Market: 0 Agricultural: 0 Common: 12,600 PRINTED 11/13/2025 BY SYS