AKA LOT A-5 WILSON SPRINGS COMMU
UNREC. COMM AT NE COR OF SEC, RU
R/W OF WILSON SPRINGS RD, S ALON

WATERS CARLA
243 SE DOE GLN
LAKE CITY, FL 32025-2792

2026

01-7S-15-01439-621

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

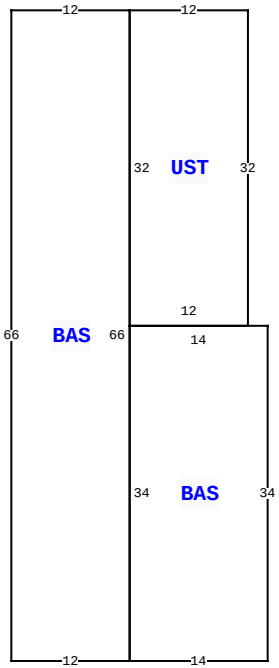
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02
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	476	100		476	6,984
BAS	792	100		792	11,620
UST	384	45		173	2,538
TOTALS	1,652			1,441	21,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,441	61.1320	36.68	52,856	1973	1973	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1268 HX Base Yr



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

3145 SW WILSON SPRINGS RD, FORT WHITE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	21,142
TOTAL MARKET OB/XF VALUE	7,800
TOTAL LAND VALUE - MARKET	16,100
TOTAL MARKET VALUE	45,042
SOH/AGL Deduction	0
ASSESSED VALUE	45,042
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,042
TOTAL JUST VALUE	45,042
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1070/2414	12/30/2005	WD	Q	I	03	10,000

GRANTOR: WILSON SPRINGS

GRANTEE: WATERS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S66 E12 N66$ UST= S32 BAS= S34 E14 N34 W14$ E12 N32 W12$.

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	13	24	1.00	UT	500.00	500.00	50	2005	2005	3	50	250	
2	0294	SHED WOOD/	0	0	18	18	1.00	UT	300.00	300.00	50	2005	2005	3	50	150	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
5	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 7,800

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			0.00	0.00	1.15	AC		1.00	1.00	1.00	14,000.00	14,000.00	16,100							

REVIEW DATE 03/08/2016 BY DF Total Acres: 1.15 Total Land Value: 16,100 Market: 0 Agricultural: 0 Common: 16,100 PRINTED 11/13/2025 BY SYS