

AKA LOT A-2 WILSON SPRINGS COMMU
UNR. COMM AT NE COR SEC, RUN W 1
FT FOR POB, CONT S 223.13 FT, S

JOHNS WAYNE A
116 SW IOWA DR
FORT WHITE, FL 32038-4938

2025

01-7S-15-01439-625



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	0	0 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6716.0400 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,728	100
UOP	216	25
UOP	240	25
TOTALS	2,184	1,842

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,842	105.1200	59.92	110,373	1998	1998	0	0	0 65.00	35.00
1 MOBILE HME - 100% - 2007 Heated Area: 1728 HX Base Yr 2007											
UOP BAS UOP											
116 SW IOWA DR, FORT WHITE											
BLD DATE 03/03/2022 MLU											

COLUMBIA COUNTY PROPERTY						PAGE 1 of 1	3	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 3				Tax Dist:				
BUILDING MARKET VALUE				38,631				
TOTAL MARKET OB/XF VALUE				4,500				
TOTAL LAND VALUE - MARKET				14,985				
TOTAL MARKET VALUE				58,116				
SOH/AGL Deduction				9,449				
ASSESSED VALUE				48,667				
TOTAL EXEMPTION VALUE				WR HX HB VX 35,000				
BASE TAXABLE VALUE				13,667				
TOTAL JUST VALUE				58,116				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				56,761				
SALE:2:1: 0.50 AC								
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
1511/282		3/26/2024		LE	U	I	14	0
GRANTOR: JOHNS WAYNE A (ENH LE								
GRANTEE: GUNTER RICHARD M (R								
1511/280		3/26/2024		LE	U	I	14	0
GRANTOR: JOHNS WAYNE A (ENH LE								
GRANTEE: GUNTER RICHARD M (								
BUILDING NOTES								

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0294	SHED WOOD/	0 100	15 15	225.00	UT	7.50	7.50	40	0	0
2	0296	SHED METAL	0 100	0 0	1.00	UT	0.00	0.00	100	2008	2008
3	0296	SHED METAL	0 100	0 0	1.00	UT	0.00	0.00	100	2008	2008
4	0166	CONC, PAVMT	0 100	0 0	1.00	UT	0.00	0.00	100	2008	2008
5	0210	GARAGE U	0 100	0 0	310.00	UT	7.50	7.50	100	2008	2008
6	0120	CLFENCE 4	0 100	0 0	1.00	UT	0.00	0.00	100	2016	2016
TOTAL OB/XF 4,500											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100			0.00	0.00	0.61	AC	1.00
2	0000	C	VAC RES	0		00	0.00	0.00	0.50	AC	1.00
REVIEW DATE 03/08/2016 BY DF											