AKA LOT A-6 WILSON SPRINGS COMMU
UNR DES AS: COMM AT NE COR OF SE
33 FT TO W R/ W OF WILSON SPRING

RIHERD CARL D/RIHERD CONSTANCE C
27110 NW 203RD PLACE
HIGH SPRINGS, FL 32643

2026

01-7S-15-01439-628

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

3235 SW WILSON SPRINGS RD, 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	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	9,660
TOTAL MARKET VALUE	16,660
SOH/AGL Deduction	0
ASSESSED VALUE	16,660
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,660
TOTAL JUST VALUE	16,660
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	16,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1416/1308	7/02/2020	WD	U	V	30	100
GRANTOR: CARL D RIHERD						
GRANTEE: CARL & CONSTANCE RI						
1265/1291	11/19/2013	WD	U	I	37	4,000
GRANTOR: KEARY N DOKE SR (A SI						
GRANTEE: CARL RIHERD (A MARR						

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0000	C	VAC RES	0			0.00	0.00	0.69	AC		1.00	1.00	1.00	14,000.00	14,000.00	9,660							

REVIEW DATE 03/08/2016 BY DF Total Acres: 0.69 Total Land Value: 9,660 Market: 0 Agricultural: 0 Common: 9,660 PRINTED 11/13/2025 BY SYS