AKA LOT 12, BLOCK 7, WILSON SPRI
PHASE 4 UNR: COMM AT NE COR OF S
RUN W 33.01 FT TO W R/W OF WILSO

NORRIS STEPHEN C
363 SW MEMORIAL DRIVE
FORT WHITE, FL 32038

2026

01-7S-15-01439-712

BUILDING CHARACTERISTICS

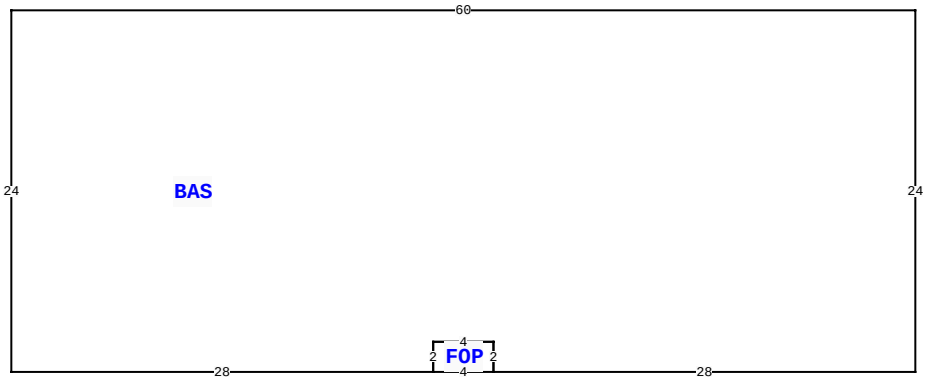
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,432	100		1,432	31,704
FOP	8	35		3	66
TOTALS	1,440			1,435	31,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,435	92.2500	55.35	79,427	1979	1979	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2020 Heated Area: 1432 HX Base Yr



174 SW SHELLCRACKER DR, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	31,771
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	13,230
TOTAL MARKET VALUE	53,201
SOH/AGL Deduction	5,791
ASSESSED VALUE	47,410
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,410
TOTAL JUST VALUE	53,201
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38302	M H	375	07/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1366/0227	8/06/2018	TD	U	I	18	5,700
GRANTOR: CLERK OF COURT						
GRANTEE: STEPHEN C NORRIS						
1193/1107	4/06/2010	WD	U	V	37	4,500
GRANTOR: WILSON SPRINGS INC						
GRANTEE: ROBERT WILDER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S24 E28 FOP= E4 N2 W4 S2$ N2 E4 S2 E28 N24$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2019	2019	3	100	1,200	
2	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 8,200

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	1.89	AC		1.00	1.00	1.00	7,000.00	7,000.00	13,230							

REVIEW DATE 08/07/2019 BY RP Total Acres: 1.89 Total Land Value: 13,230 Market: 0 Agricultural: 0 Common: 13,230 PRINTED 11/12/2025 BY SYS