AKA LOT 3 BLOCK 10, WILSON SPRIN
PHASE 4 UNR: COMM AT NE COR OF S
RUN W 33.01 FT TO W R/W OF WILSO

WILLIAMS JOHN H
3115 PACETTI RD
ST AUGUSTINE, FL 32092

2025

01-7S-15-01439-753

BUILDING CHARACTERISTICS

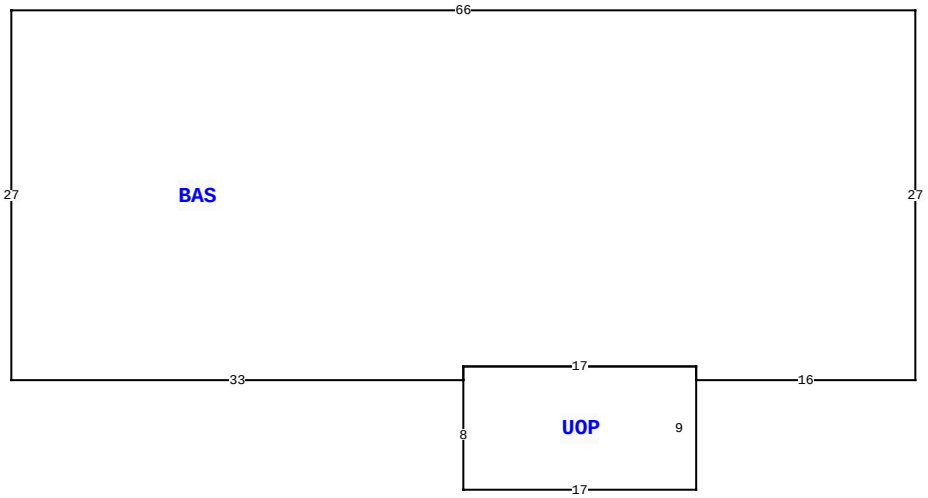
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,765	100		1,765	36,095
UOP	153	25		38	777
TOTALS	1,918			1,803	36,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,803	102.5100	58.43	105,349	1997	1997	0	0	0	65.00	35.00

1 MOBILE HME – 100% - 2011 Heated Area: 1765 HX Base Yr 2011



223 SW LIZARD DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 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		36,872
TOTAL MARKET OB/XF VALUE		11,800
TOTAL LAND VALUE - MARKET		14,560
TOTAL MARKET VALUE		63,232
SOH/AGL Deduction		17,578
ASSESSED VALUE		45,654
TOTAL EXEMPTION VALUE	HX HB SX WR	30,000
BASE TAXABLE VALUE		15,654
TOTAL JUST VALUE		63,232
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		58,819

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28940	M H	425	10/15/2010
28821	TR/TRAILER	189	08/27/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1134/1620	10/26/2007	WD	Q	V	03	11,500

GRANTOR: WILSONS SPRINGS INC

GRANTEE: JOHN H & VIRGINIA M

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E33 UOP= S8 E17 N9 W17 S1$ N1 E17 S1 E16 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	0296	SHED METAL	0	100	12	20	240.00	UT	10.00	10.00	100	2010	2010	3	100	2,400	
2	0296	SHED METAL	0	100	12	20	240.00	UT	10.00	10.00	100	2010	2010	3	100	2,400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 11,800

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	100			0.00	0.00	1.04	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,560							

REVIEW DATE 06/30/2015 BY TW Total Acres: 1.04 Total Land Value: 14,560 Market: 0 Agricultural: 0 Common: 14,560 PRINTED 04/29/2025 BY SYS