LOT 1 BLOCK 3 WILSON SPRINGS COM
DESC AS: COMM AT NE COR OF SE1/4
1218.72 FT, CONT SOUTH 967.53 FT

MOORE PATTI ANN
106 SW MONUMENT LN
FORT WHITE, FL 32038

2025

01-7S-15-04149-301

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

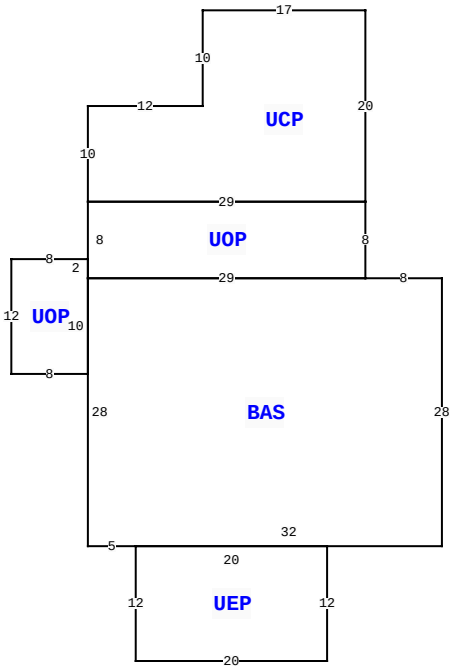
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
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	1,036	100		1,036	58,377
UCP	460	20		92	5,184
UEP	240	60		144	8,114
UOP	96	20		19	1,071
UOP	232	20		46	2,592
TOTALS	2,064			1,337	75,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,337	77.4000	86.69	115,905	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1036 HX Base Yr 2025



106 SW MONUMENT LN, 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		75,338
TOTAL MARKET OB/XF VALUE		1,260
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		101,598
SOH/AGL Deduction		29,845
ASSESSED VALUE		71,753
TOTAL EXEMPTION VALUE	HX HB WX	51,753
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		101,598
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0993/1214	8/25/2003	WD	Q	V		25,000

GRANTOR: WILSON SPRINGS INC
GRANTEE: J CARL MOORE SR & P

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 UOP= N8 UCP= N20 W17 S10 W12 S10 E29$ W29 S8 E29$ W29 UOP= N2 W8 S12 E8 N10$ S28 E5 UEP= S12 E20 N12 W20$ E32 N28$.

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	12	144.00	UT	5.00	5.00	70	1993	1993	3	70	504	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	70	1993	1993	3	70	756	

LAND DESCRIPTION

TOTAL OB/XF 1,260

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 06/30/2015 BY TW Total Acres: 0.50 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 07/09/2025 BY SYS