AKA LOT 1 BLK 4 WILSON SPRINGS C
COMM NE COR OF SE1/4, RUN S 2186
OF SW MEMORIAL DR, RUN S 48 DEG

BROOKS RANDALL
106 SW ROSE LN
FORT WHITE, FL 32038

2026

01-7S-15-04149-401

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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

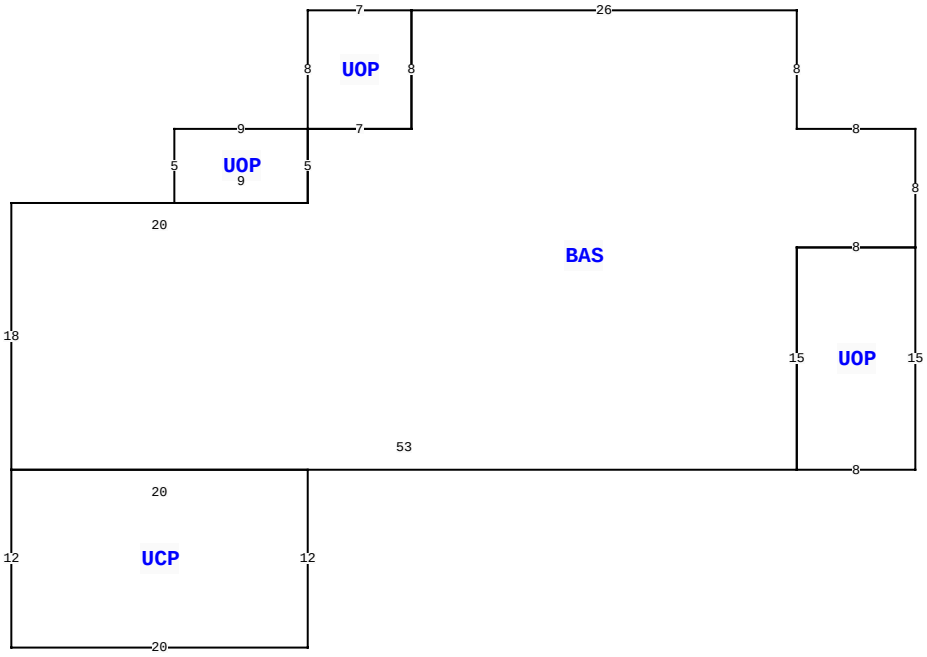
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6716.0400	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,391	100		1,391	82,757
UCP	240	20		48	2,855
UOP	45	20		9	536
UOP	56	20		11	655
UOP	120	20		24	1,428
TOTALS	1,852			1,483	88,230

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,483	81.7200	91.53	135,739	1935	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2011 Heated Area: 1391 HX Base Yr 2011



106 SW ROSE LN, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		88,230
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		14,000
TOTAL MARKET VALUE		104,030
SOH/AGL Deduction		42,920
ASSESSED VALUE		61,110
TOTAL EXEMPTION VALUE	HX HB	36,110
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		104,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050182	Roof Replacement	4,800	06/21/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0970/1513	12/18/2002	WD	Q	V		15,000

GRANTOR: WILSON SPRINGS INC
GRANTEE: DORIS BROOKS AS TO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 UOP= W7 S8 E7 N8$ S8 W7 UOP= W9 S5 E9 N5$ S5 W20 S18 UCP= S12 E20 N12 W20$ E53 UOP= E8 N15 W8 S15 $ N15 E8 N8 W8 N8$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,600	
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,800

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	0100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 07/01/2024 BY jerry Total Acres: 0.34 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/20/2025 BY SYS