LOTS 7 & 8 BLOCK 4 WILSON SPRING
PHASE 1-B:LOT 7 BLOCK 4 WILSON S
PHASE 1-B: COMM AT NE COR OF SE

TISON YVONNE B
316 NE SUNNYBROOK ST
LAKE CITY, FL 32055-4550

2026

01-7S-15-04149-407

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01

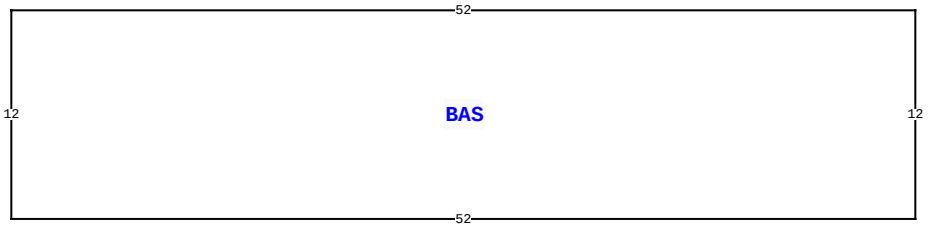
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 6716.0400 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100		624	10,670
TOTALS	624			624	10,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	624	71.2500	42.75	26,676	1968	1968	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 624 HX Base Yr



256 SW ROSE 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	10,670
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	9,800
TOTAL MARKET VALUE	20,770
SOH/AGL Deduction	0
ASSESSED VALUE	20,770
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,770
TOTAL JUST VALUE	20,770
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	20,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1465/1043	4/20/2022	LE	U	I	14	100
GRANTOR: TISON YVONNE B						
GRANTEE: TISON DANA E						
0987/0055	6/23/2003	WD	Q	V	03	14,000
GRANTOR: WILSON SPRINGS INC						
GRANTEE: YVONNE ELIZABETH FR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S12 E52 N12$.

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	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 300

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.70	14,000.00	9,800.00	9,800							

REVIEW DATE 06/30/2015 BY TW Total Acres: 0.46 Total Land Value: 9,800 Market: 0 Agricultural: 0 Common: 9,800 PRINTED 11/20/2025 BY SYS