LOT 18 BLK 5 WILSON SPRINGS COMM
PH-1. COMM NE COR OF SE1/4, RUN
FT, S 46 DEG W 446.86 FT FOR POB

WILSON RICHARD W/WILSON CATHY S
6750 SE 138TH AVE
MORRISTON, FL 32668

2026

01-7S-15-04149-518

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

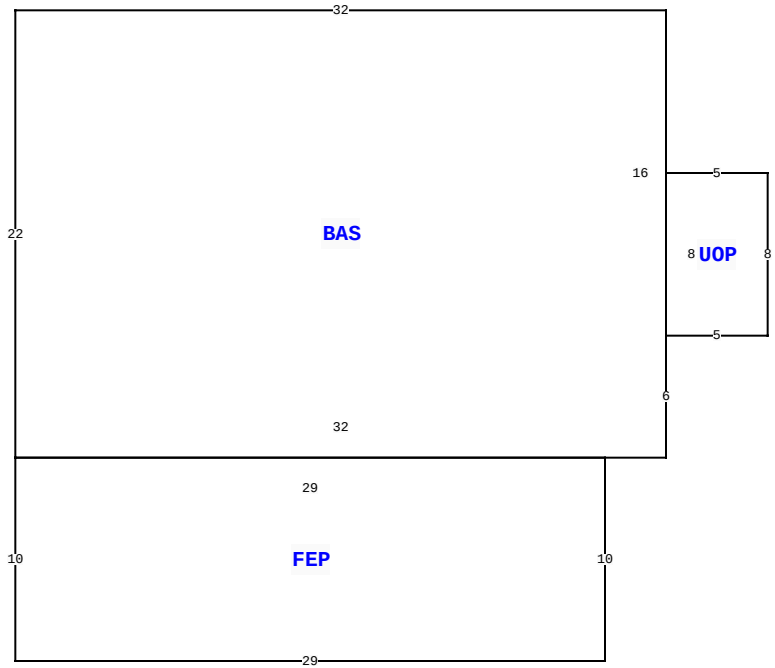
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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	704	100		704	40,776
FEP	290	80		232	13,438
UOP	40	20		8	463
TOTALS	1,034			944	54,678

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	944	79.5600	89.11	84,120	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 704 HX Base Yr



471 SW MEMORIAL DR, 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	54,678
TOTAL MARKET OB/XF VALUE	3,820
TOTAL LAND VALUE - MARKET	14,000
TOTAL MARKET VALUE	72,498
SOH/AGL Deduction	0
ASSESSED VALUE	72,498
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,498
TOTAL JUST VALUE	72,498
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1329/2715	1/26/2017	WD	Q	I	01	51,000
GRANTOR: JAMES CLAUDE CONNER						
GRANTEE: RICHARD W & CATHY S						
0972/0365	12/24/2002	WD	Q	I		39,000
GRANTOR: LEDBETTER						
GRANTEE: JAMES CLAUDE CONNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S22 FEP= S10 E29 N10 W29$ E32 N6 UOP= E5 N8 W5 S8$ N16$.

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	2001	2001	3	100	2,000	
2	0070	CARPORT UF	0	0	12	20	240.00	UT	3.00	3.00	100	2001	2001	3	100	720	
3	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50	2.50	100	2008	2008	3	100	900	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 3,820

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 06/29/2015 BY TW Total Acres: 1.49 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/19/2025 BY SYS