LOTS 21 & 22 BLOCK 5 WILSON SPRI
PHASE 1-B: LOT 21 BLOCK 5 WILSON
COMMUNITY PHASE 1-B: COMM AT NE

HORNE NEAL C/HORNE CAROL H
138 SE BEULAH TYRE LN
LAKE CITY, FL 32025

2026

01-7S-15-04149-521

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

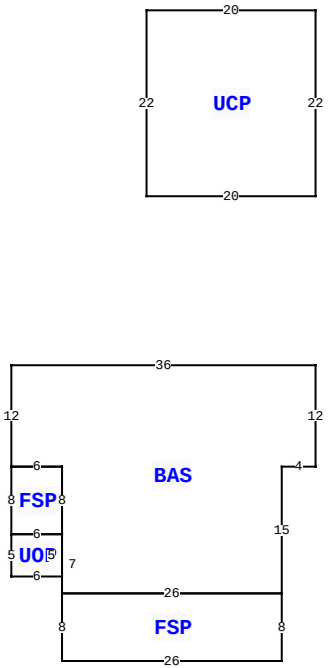
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 100
Interior Floo	08	SHT VINYL 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
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	822	100		822	29,173
FSP	48	40		19	674
FSP	208	40		83	2,946
UCP	440	20		88	3,123
UOP	30	20		6	213
TOTALS	1,548			1,018	36,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,018	48.7500	54.60	55,583	1957	1957	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 822 HX Base Yr



163 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	36,129
TOTAL MARKET OB/XF VALUE	1,242
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	65,371
SOH/AGL Deduction	0
ASSESSED VALUE	65,371
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,371
TOTAL JUST VALUE	65,371
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1432/1938	3/10/2021	LE	U	I	14	100
GRANTOR: HORNE NEAL C						
GRANTEE: HORNE NEAL C						
0972/1535	1/17/2003	WD	Q	V		18,300
GRANTOR: WILSON SRPINGS INC						
GRANTEE: NEAL & CAROL HORNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S12 FSP= S8 E6 N8 W6$ E6 S8 UOP= W6 S5 E6 N5$ S7 FSP= S8 E26 N8 W26$ E26 N15 E4 N12$ PTR= N20 UCP= N22 W20 S22 E20$ S20$.

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	0010	BARN,BLK	0	0	8	14	1.00	UT	0.00	0.00	100	2002	2002	3	100	400	
2	0252	LEAN-TO W/	0	0	8	9	72.00	UT	2.00	2.00	100	2002	2002	3	100	144	
3	0294	SHED WOOD/	0	0	8	12	96.00	UT	7.50	7.50	70	2002	2002	3	70	504	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	144	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 1,242

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	2.00	LT		1.00	1.00	1.00	14,000.00	14,000.00	28,000							

REVIEW DATE 06/29/2015 BY TW Total Acres: 1.11 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/19/2025 BY SYS