LOT 10 WILSON SPRINGS COMMUNITY
UNRECORDED:
COMM NW COR OF SW1/4 OF SEC 6 &

DOHERTY CHRISTIE
21064 NW 166TH PL
HIGH SPRINGS, FL 32643

2026

01-7S-15-04149-710

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

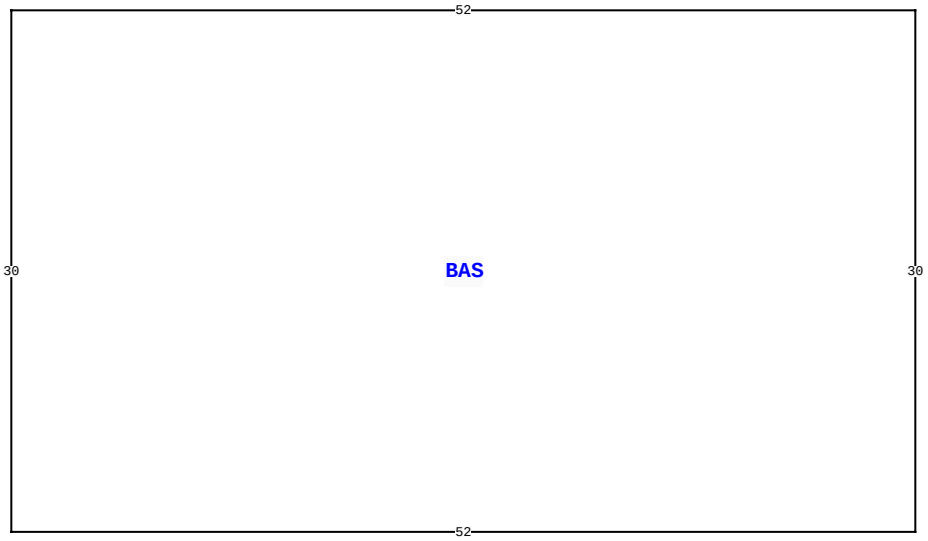
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6716.0400	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	101,888
TOTALS	1,560			1,560	101,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,560	113.9000	107.07	167,029	2009	2009	0	0	0	39.00	61.00

1 MANUF 1 0% - 0 Heated Area: 1560 HX Base Yr



219 SW SHELLCRACKER 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	101,888
TOTAL MARKET OB/XF VALUE	7,050
TOTAL LAND VALUE - MARKET	35,960
TOTAL MARKET VALUE	144,898
SOH/AGL Deduction	2,225
ASSESSED VALUE	142,673
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	142,673
TOTAL JUST VALUE	144,898
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,579

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27263	M H	421	08/14/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1399/0020	11/15/2019	WD	Q	I	01	90,000
GRANTOR: CODY & SARAH B ROLLIN						
GRANTEE: CHRISTIE BLEDSOE						
1363/2134	6/29/2018	WD	Q	I	01	79,900
GRANTOR: DREW DEVELOPMENT LLC						
GRANTEE: CODY & SARAH B ROLL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S30 E52 N30$.

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	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,050

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	2.48	AC		1.00	1.00	1.00	14,500.00	14,500.00	35,960							

REVIEW DATE 06/30/2015 BY TW Total Acres: 2.48 Total Land Value: 35,960 Market: 0 Agricultural: 0 Common: 35,960 PRINTED 11/19/2025 BY SYS