

NW1/4, EX 0.42 AC DESC ORB
796-2390 & EX 3.46 AC DESC IN
ORB 845-380 & EX 77.11 AC DESC

BAILEY CHARLES GLENN
1728 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2026

05-7S-16-04138-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND											
DOR CODE		5600								TIMBERLAND 70-79																						
MAP NUM										MKT AREA		02																				
NEIGHBORHOOD/LOC		5716.00								1.00/																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS																																
EXTRA FEATURES										1728 SW WILSON SPRINGS RD, FORT WHITE																						
L N	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	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	187																
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500																
3	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										7,687												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	5600	A	TIMBER 3	0		A-1	0.00	0.00	79.01	AC		1.00	1.00	1.00	281.00	281.00	22,202															
2	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	79.01	AC		1.00	1.00	1.00	5,000.00	5,000.00	395,050															
REVIEW DATE		06/22/2105		BY		TW		Total Acres: 79.01		Total Land Value: 22,202		Market: 395,050		Agricultural: 22,202		Common: 0		PRINTED 11/17/2025 BY SYS														