

COMM NE COR OF E1/2 OF SW1/4, RU
FOR POB, CONT S 329.75 FT, W 132
329.74 FT, E 1323.34 FT TO POB.

SINGER CHRISTOPHER/GAVIDIA ANDRES
3764 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2026

06-7S-16-04143-002



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
Condition Adj	04	04 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	6716.00	1.00/

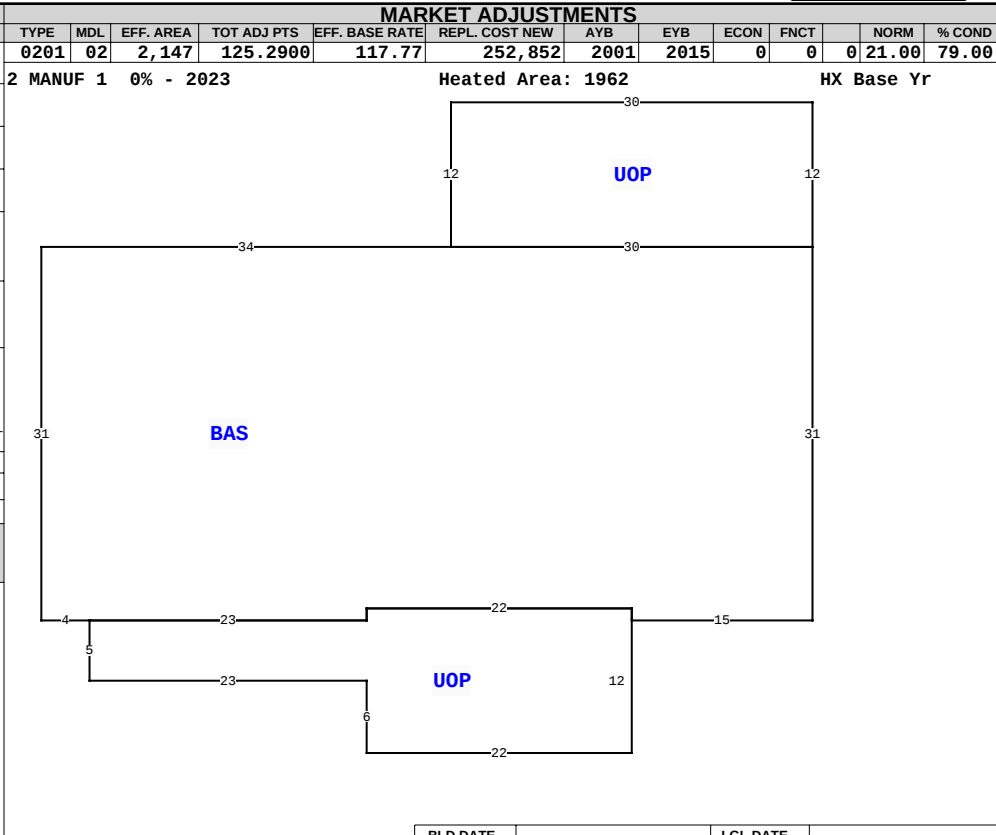
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,962	100		1,962	182,541
UOP	360	25		90	8,373
UOP	379	25		95	8,839

TOTALS	2,701			2,147	199,753
EXTRA FEATURES					

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	0021	BARN,FR AE	0	0	24	25	1.00	UT	0.00	0.00	100	1995	1995	3	100	5,000	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
3	0296	SHED METAL	0	0	10	10	1.00	UT	0.00	0.00	100	2008	2008	3	100	500	
4	0296	SHED METAL	0	0	10	10	1.00	UT	0.00	0.00	100	2008	2008	3	100	500	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50	2.50	50	2008	2008	3	50	450	
7	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50	2.50	50	2008	2008	3	50	450	

LAND DESCRIPTION			TOTAL OB/XF 15,100														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0200	C	MBL HM	0		00	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,000

REVIEW DATE 08/19/2022 BY ME



3764 SW WILSON SPRINGS RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF 15,100																
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2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200
3	0296	SHED METAL	0	0	10	10	1.00	UT	0.00	0.00	100	2008	2008	3	100	500
4	0296	SHED METAL	0	0	10	10	1.00	UT	0.00	0.00	100	2008	2008	3	100	500
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000
6	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50	2.50	50	2008	2008	3	50	450
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1	0200	C	MBL HM	0		00	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00

Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		199,753
TOTAL MARKET OB/XF VALUE		15,100
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		309,853
SOH/AGL Deduction		0
ASSESSED VALUE		309,853
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		309,853
TOTAL JUST VALUE		309,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,439

SALE:3:1: 10 ACRES
SALE:2:1: MH MOVED??
SALE:1:1: RETURNING TO FORMER OWNER
BLDG:1:1: FLEE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18420	M H	125	06/19/2001
14883	PUMP/UTPOL	30	12/28/1998
9247	M H	125	01/11/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1469/1475	5/13/2022	WD	Q	I	01	320,000
GRANTOR: THOMPSON CHRISTOPHER						
GRANTEE: SINGER CHRISTOPHER						
1369/1257	9/18/2018	WD	Q	I	05	95,000
GRANTOR: RUSSELL W CORWIN, WID						
GRANTEE: CHRISTOPHER SHAWN T						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W34 S31 E4 E23 N1 E22 S1 E15 N31 W30 \$
UOP=[ORIG=-30,31] S5 E23 S6 E22 N12 W22 S1 W23 \$
UOP=[ORIG=30,0] N12 W30 S12 E30 \$
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