

LOT 11 SANTA FE WOODS S/D.
817-655, WD 1009-2441, DC 1224-1

OTTINOT IVES M/GORDON GUIRLAINE S
3406 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2025

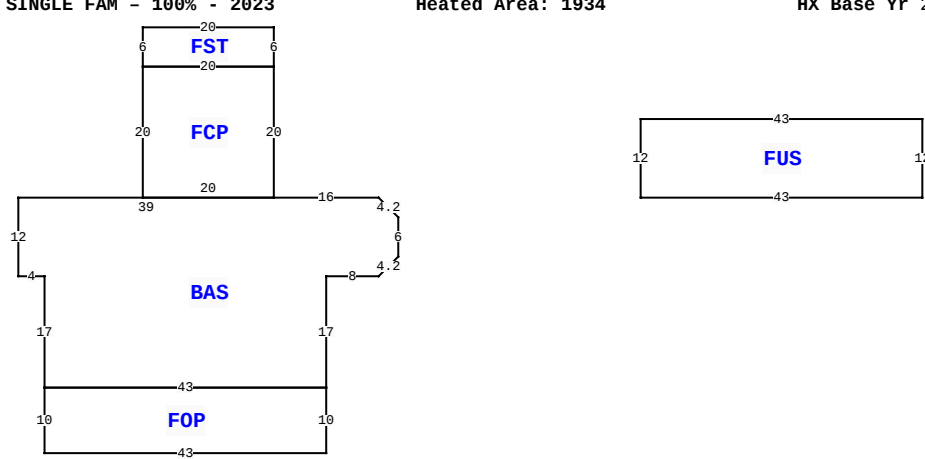
06-7S-16-04143-111



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	32	HARDIE BRD 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	07	07
DOR CODE	5000IMPROVED AG	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6716.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,418	100		1,418	172,309
FCP	400	25		100	12,152
FOP	430	30		129	15,676
FST	120	55		66	8,020
FUS	516	100		516	62,702
TOTALS	2,884			2,229	270,859

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,229	137.2140	148.19	330,316	2006	2006	0	0	018.00	82.00	
2 SINGLE FAM - 100% - 2023 Heated Area: 1934 HX Base Yr 2023												
												
3406 SW WILSON SPRINGS RD, FORT WHITE												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/07/2025 MLU												

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
1	0020	BARN, FR	0100	34	48	1.00	UT	16,000.00	16,000.00	100	1996	1996
2	0021	BARN, FR AE	0100	16	24	1.00	UT	0.00	0.00	100	1996	1996
3	9945	Well/Sept	0100	0	0	1.00	UT	7,000.00	7,000.00	100		
4	0166	CONC, PAVMT	0100	20	24	480.00	UT	3.00	3.00	100	2008	2008
5	0180	FPLC 1STRY	0100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008

TOTAL OB/XF												
28,440												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0020	BARN, FR	0100	34	48	1.00	UT	16,000.00	16,000.00	100	1996	1996
2	0021	BARN, FR AE	0100	16	24	1.00	UT	0.00	0.00	100	1996	1996
3	9945	Well/Sept	0100	0	0	1.00	UT	7,000.00	7,000.00	100		
4	0166	CONC, PAVMT	0100	20	24	480.00	UT	3.00	3.00	100	2008	2008
5	0180	FPLC 1STRY	0100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	100		RSF-1	0.00	0.00	0.20	LT		1.00
2	6200	A	PASTURE 3	100					4.01	AC		1.00
3	9910	M	MKT. VAL. AG	100					0.80	LT		1.00

TOTAL OB/XF												
28,440												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0020	BARN, FR	0100	34	48	1.00	UT	16,000.00	16,000.00	100	1996	1996
2	0021	BARN, FR AE	0100	16	24	1.00	UT	0.00	0.00	100	1996	1996
3	9945	Well/Sept	0100	0	0	1.00	UT	7,000.00	7,000.00	100		
4	0166	CONC, PAVMT	0100	20	24	480.00	UT	3.00	3.00	100	2008	2008
5	0180	FPLC 1STRY	0100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008

COLUMBIA COUNTY PROPERTY												
PAGE 1 of 1 3												
VALUATION SUMMARY												
VALUATION BY STANDARD												
Tax Group: 3 Tax Dist:												
BUILDING MARKET VALUE 270,859												
TOTAL MARKET OB/XF VALUE 28,440												
TOTAL LAND VALUE - MARKET 55,000												
TOTAL MARKET VALUE 311,402												
SOH/AGL Deduction 0												
ASSESSED VALUE 311,402												
TOTAL EXEMPTION VALUE HX HB 50,722												
BASE TAXABLE VALUE 260,680												
TOTAL JUST VALUE 354,299												
NCON VALUE 0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE 344,980												

SALE:1:1: TRACT 11			
BLDG:1:1: HORT MH			