BEG NW COR OF NW1/4 OF NE1/4, RU 210 FT, W 105 FT, N 210 FT TO PO COR OF NE1/4, RUN EAST 105 FT TO

WHITE KENNETH L
2466 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2026

06-7S-16-04147-001

BUILDING CHARACTERISTICS

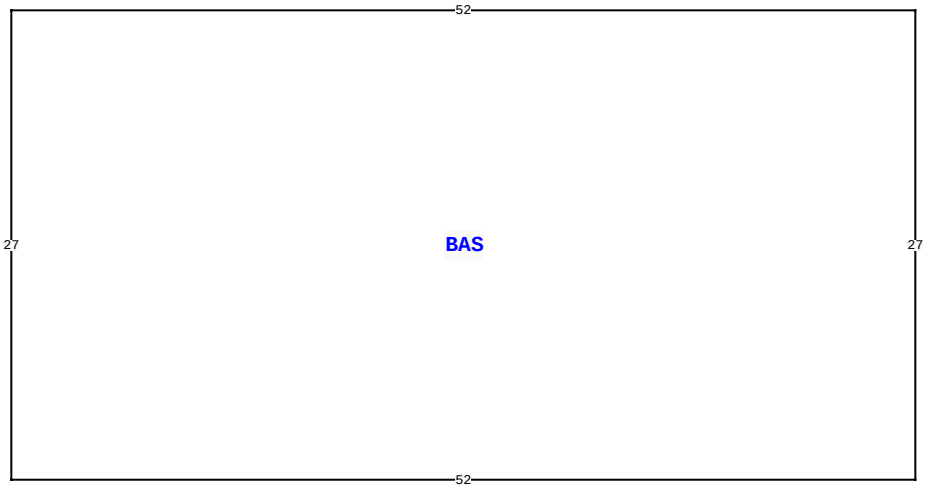
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	124,471
TOTALS	1,404			1,404	124,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,404	124.1000	116.65	163,777	2014	2014	0	0	0	24.00	76.00

1 MANUF 1 100% - 2008 Heated Area: 1404 HX Base Yr 2008



2466 SW WILSON SPRINGS RD, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		124,471
TOTAL MARKET OB/XF VALUE		10,200
TOTAL LAND VALUE - MARKET		39,375
TOTAL MARKET VALUE		174,046
SOH/AGL Deduction		99,241
ASSESSED VALUE		74,805
TOTAL EXEMPTION VALUE	HX HB WR	54,805
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		174,046
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33010	M H	375	05/27/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1336/0292	5/04/2017	QC	U	V	11	100
GRANTOR: ORION DOUGLAS & BREND						
GRANTEE: KENNETH L & ALICIA						
1108/0645	1/18/2007	QC	Q	I	01	100
GRANTOR: ORION DOUGLAS						
GRANTEE: KENNETH & ALICIA WH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
2	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	2,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 10,200

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	100		A-1	0.00	0.00	1.75	AC		1.00	1.00	1.50	15,000.00	22,500.00	39,375							

REVIEW DATE 06/15/2017 BY RP Total Acres: 1.75 Total Land Value: 39,375 Market: 0 Agricultural: 0 Common: 39,375 PRINTED 11/10/2025 BY SYS