E1/2 OF NE1/4 OF NE1/4 & COMM
NE COR OF SEC, RUN W 662.18 FT
FOR POB, RUN S 1289.89 FT, W

MORELAND LEE
2078 SW WILSON SPRINGS RD
FT WHITE, FL 32038-4920

2026

06-7S-16-04147-002

BUILDING CHARACTERISTICS

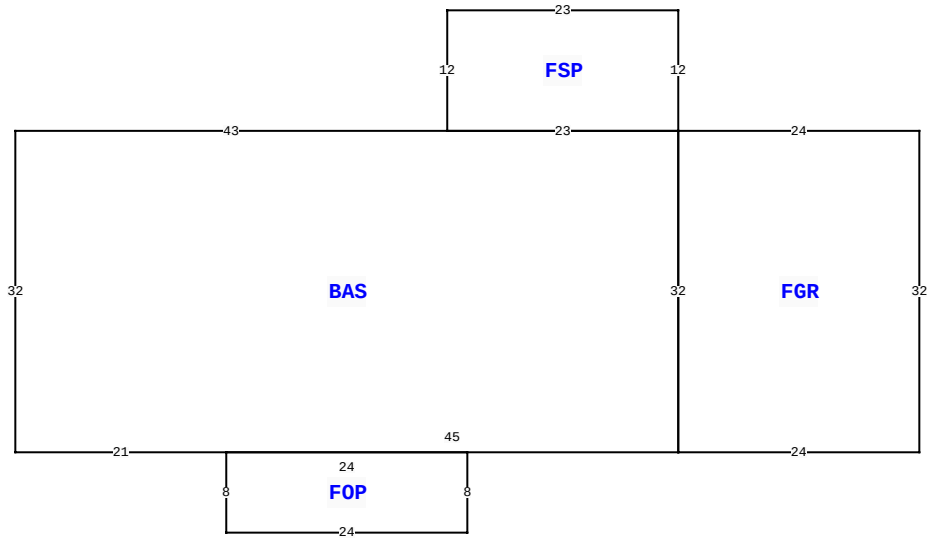
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	2,112	100		2,112	156,897
FGR	768	55		422	31,350
FOP	192	30		58	4,309
FSP	276	40		110	8,172
TOTALS	3,348			2,702	200,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,702	102.0480	114.29	308,812	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 2112 HX Base Yr 2017



2078 SW WILSON SPRINGS RD, FORT WHITE

BLD DATE		LGL DATE	05/14/2024 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		200,728
TOTAL MARKET OB/XF VALUE		20,813
TOTAL LAND VALUE - MARKET		121,400
TOTAL MARKET VALUE		342,941
SOH/AGL Deduction		109,122
ASSESSED VALUE		233,819
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		183,097
TOTAL JUST VALUE		342,941
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,941

SALE:4:1: AG LAND
SALE:3:1: AG LAND
SALE:2:1: 20 ACRES AND IMP
SALE:1:1: 10.35 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8839	PUMP/UTPOL	30	09/15/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1311/0494	3/04/2016	WD	Q	I	01	205,000
GRANTOR: CARRIE & TIMOYHT H PE						
GRANTEE: LEE MORELAND						
1262/1689	9/27/2013	WD	U	I	11	100
GRANTOR: CARRIE PENDER (FKA CA						
GRANTEE: CARRIE & TIMOTHY H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 S32 E21 FOP= S8 E24 N8 W24$ E45 FGR= E24 N32 W24 S32$ N32 FSP= N12 W23 S12E23$ W23$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0294	SHED WOOD/	0	100	20	20	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0031	BARN,MT AE	0	100	40	60	2,400.00	UT	6.00	6.00	100	0	0	3	100	14,400	
4	0166	CONC,PAVMT	0	100	3	36	108.00	UT	2.00	2.00	40	1993	1993	3	40	86	
5	0251	LEAN TO W/	0	100	14	40	560.00	UT	3.00	3.00	60	1993	1993	3	60	1,008	
6	0260	PAVEMENT-A	0	100	0	0	7,150.00	UT	1.10	1.10	60	1993	1993	3	60	4,719	

LAND DESCRIPTION

TOTAL OB/XF 20,813

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	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							
2	9900	C	AC NON-AG	100		00	0.00	0.00	29.35	AC		1.00	1.00	1.00	4,000.00	4,000.00	117,400							

REVIEW DATE 06/24/2015 BY TW Total Acres: 30.35 Total Land Value: 121,400 Market: 0 Agricultural: 0 Common: 121,400 PRINTED 11/10/2025 BY SYS