AKA LOT 4 BLOCK 1 WILSON SPRINGS
1A: COMM NW COR OF SW1/4, RUN S
CONT S 967.83 FT TO A PT ON SE'L

BOYLE SEAN M
678 SW QUARRY CIRCLE
FORT WHITE, FL 32038

2025

06-7S-16-04149-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

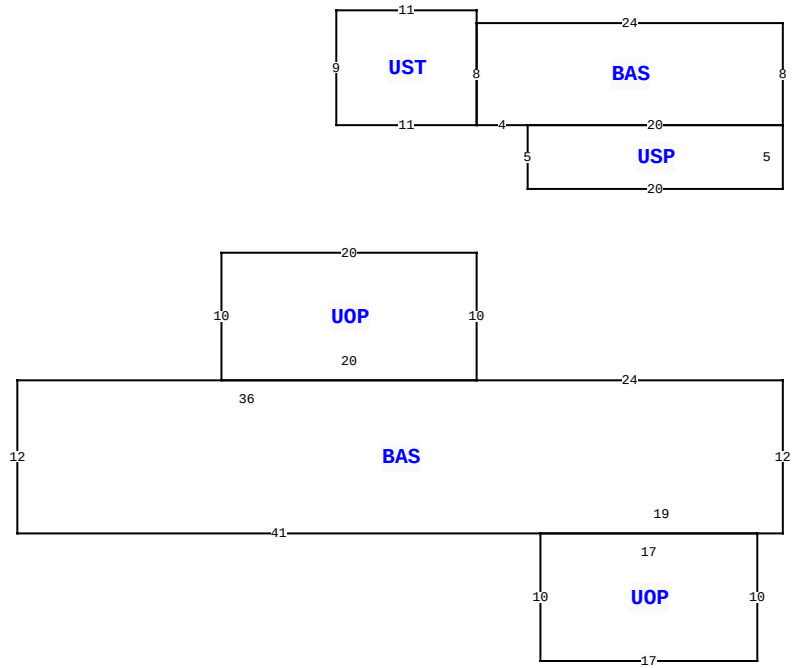
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6716.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	3,134
BAS	720	100		720	11,751
UOP	170	25		42	685
UOP	200	25		50	816
USP	100	35		35	571
UST	99	45		45	734
TOTALS	1,481			1,084	17,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,084	81.8100	46.63	50,547	1975	1975	0	0	0	65.00	35.00

1 MOBILE HME - 0% - 0 Heated Area: 912 HX Base Yr



194 SW MEMORIAL DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/03/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	17,691
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	13,500
TOTAL MARKET VALUE	38,191
SOH/AGL Deduction	7
ASSESSED VALUE	38,184
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,184
TOTAL JUST VALUE	38,191
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	37,573

LAND:1:1: ADJ 4 PAVED RD

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1257/0459	6/26/2013	WD	Q	I	01	10,000
GRANTOR: MOLLY GORDY						
GRANTEE: SEAN M BOYLE						
1246/2482	12/18/2012	TR	U	I	11	100
GRANTOR: MOLLY GORDY & ELIZABE						
GRANTEE: MOLLY GORDY (INDIVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 UOP= N10 W20 S10 E20$ W36 S12 E41 UOP= S10 E17 N10 W17$ E19 N12$ PTR= N20 BAS= N8 W24 UST= N1 W11 S9 E11 N8$ S8 E4 USP= S5 E20 N5 W20$ E20$ S20$.

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	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 7,000

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	13,500.00	13,500.00	13,500							

REVIEW DATE 06/25/2015 BY TW Total Acres: 0.28 Total Land Value: 13,500 Market: 0 Agricultural: 0 Common: 13,500 PRINTED 04/30/2025 BY SYS