LOT 19 BLOCK 1 WILSON SPRINGS CO
1-A. DESC AS: COMM NW COR OF SW1
2186.25 FT TO SE'LY R/W OF SW ME

CAWEIN VICTORIA
4045 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2026

06-7S-16-04149-119

BUILDING CHARACTERISTICS

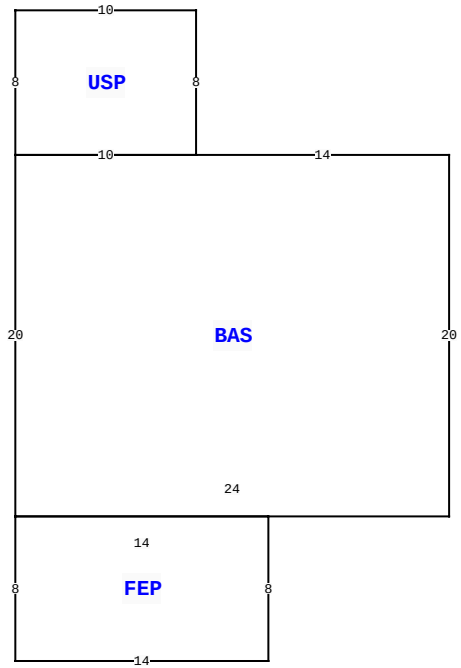
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	480	100		480	42,781
FEP	112	80		90	8,021
USP	80	35		28	2,496
TOTALS	672			598	53,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	598	90.9480	101.86	60,912	1965	2015	0	0	0	12.50	87.50

1 SINGLE FAM 100% - 2022 Heated Area: 480 HX Base Yr 2022



4045 SW WILSON SPRINGS RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		53,298
TOTAL MARKET OB/XF VALUE		5,580
TOTAL LAND VALUE - MARKET		14,000
TOTAL MARKET VALUE		72,878
SOH/AGL Deduction		33,031
ASSESSED VALUE		39,847
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,847
TOTAL JUST VALUE		72,878
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		73,939

LAND:1:1: ADJ 4 PAVED RD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050492	Roof Replacement	11,000	08/01/2024
000048291	Roof Replacement	7,500	09/29/2023
000048236	Electrical Servic	0	09/21/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1448/391	9/21/2021	WD	Q	I	01	85,000
GRANTOR: SEENER TIMOTHY G						
GRANTEE: CAWEIN VICTORIA						
1302/1149	10/01/2015	QC	U	I	11	100
GRANTOR: ROBERT DONALD JR & BA						
GRANTEE: TIMOTHY G & AMI E S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 USP= N8 W10 S8 E10$ W10 S20 FEP= S8 E14 N8 W14$ E24 N20$.

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	0070	CARPORT UF	0	100	12	20	240.00	UT	2.00	2.00	100	2001	2001	3	100	480	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION

TOTAL OB/XF 5,580

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	LT		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 12/02/2024 BY JS Total Acres: 0.44 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/11/2025 BY SYS