

AKA LOT 21 BLOCK 1 WILSON SPRING
1A: COMM NW COR OF SW1/4, RUN S
PT ON N LINE OF WILSON SPRINGS P

ALVINO ANGELA K
1580 SW LITTLE RD
LAKE CITY, FL 32024

2026

06-7S-16-04149-121



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
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	03	03
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		02
NEIGHBORHOOD/LOC	6716.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	616	100		616	37,906
FEP	144	80		115	7,077
UOP	64	20		13	800
UOP	81	20		16	985
TOTALS	905			760	46,767

L N	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	0210	GARAGE U	0	0	16	20	320.00	UT	5.00	5.00	100	2001	2001	3	100	1,600	
2	0251	LEAN TO W/	0	0	8	20	160.00	UT	1.50	1.50	100	2001	2001	3	100	240	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0040	BARN, POLE	0	0	12	30	360.00	UT	3.00	3.00	100	2008	2008	3	100	1,080	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	

LAND DESCRIPTION			TOTAL OB/XF 6,320														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0100	C	SFR	0		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 11/15/2023 BY TP

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	760	84.5244	94.67	71,949	1967	1990		0	0	35.00	65.00
1 SINGLE FAM 0% - 2025 Heated Area: 616 HX Base Yr												
4025 SW WILSON SPRINGS RD, FORT WHITE												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/13/2025 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	Q	% COND	OB/XF MKT VALUE
1	0210	GARAGE U	0	0	16	20	320.00	UT	5.00	5.00	100	2001	2001	3	100	1,600
2	0251	LEAN TO W/	0	0	8	20	160.00	UT	1.50	1.50	100	2001	2001	3	100	240
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000
4	0040	BARN, POLE	0	0	12	30	360.00	UT	3.00	3.00	100	2008	2008	3	100	1,080
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1	0100	C	SFR	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	14,000.00	14,000.00

Total Acres: 0.55 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE				46,767	
TOTAL MARKET OB/XF VALUE				6,320	
TOTAL LAND VALUE - MARKET				14,000	
TOTAL MARKET VALUE				67,087	
SOH/AGL Deduction				0	
ASSESSED VALUE				67,087	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				67,087	
TOTAL JUST VALUE				67,087	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				67,087	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1502/2488	11/09/2023	WD	Q	I	01	75,000	
GRANTOR: HILLHOUSE PAUL							
GRANTEE: ALVINO ANGELA K							
0923/0611	3/21/2001	WD	Q	V		9,000	
GRANTOR: WILSON SPRINGS INC							
GRANTEE: P HILLHOUSE							

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS= W19 UOP= N9 W9 S9 E9\$ W9 S22 FEP= S8 E18 N8 W18\$ E18 UOP= S8 E8 N8 W8\$ E10 N22\$.																