

LOTS 3 & 4 BLK 5 WILSON SPRINGS
1-A: LOT 3 BLK 5 WILSON SPRINGS
COMM NW COR OF SW1/4, RUN S 1218

MINERS LARRY JAY IRREVOCABLE TRUST DATED OCTOBER 3
3971 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2026

06-7S-16-04149-503



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	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

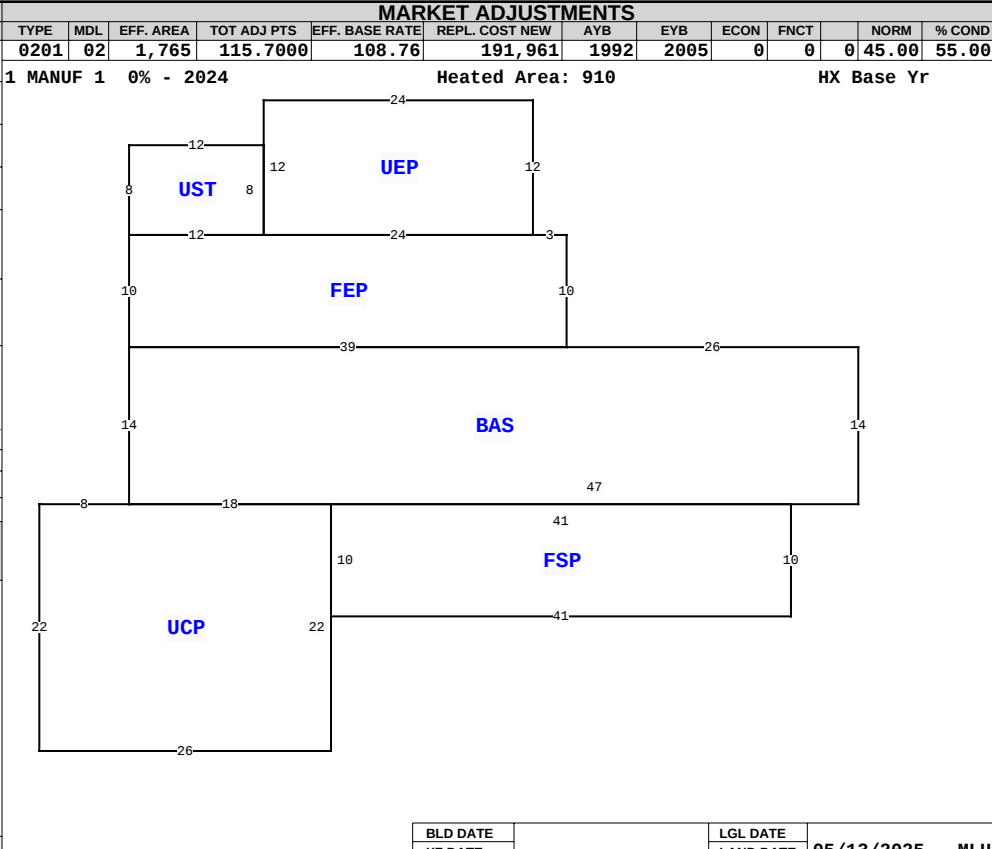
Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		02

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100		910	54,435
FEP	390	85		332	19,859
FSP	410	40		164	9,810
UCP	572	20		114	6,819
UEP	288	70		202	12,084
UST	96	45		43	2,572

TOTALS	2,666			1,765	105,579
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0294	SHED WOOD/	0	0	8	10	80.00	UT	3.00
2	0166	CONC, PAVMT	0	0	10	11	110.00	UT	1.50
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00
6	0080	DECKING	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		A-1	0.00	0.00	2.00



TOTAL OB/XF															8,655
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE
1	0200	C	MBL HM	0		A-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	14,000.00

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE				105,579	
TOTAL MARKET OB/XF VALUE				8,655	
TOTAL LAND VALUE - MARKET				28,000	
TOTAL MARKET VALUE				142,234	
SOH/AGL Deduction				0	
ASSESSED VALUE				142,234	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				142,234	
TOTAL JUST VALUE				142,234	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				142,234	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1505/2152	12/29/2023	WD	Q	I	01	175,000
GRANTOR: MELTON DELORIS S						
GRANTEE: MINERS LARRY JAY IR						
1145/2419	2/28/2008	WD	Q	I	03	0
GRANTOR: FRED MELTON SR & DELO						
GRANTEE: FRED SR & DELORIS S						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W26 W39 S14 E18 E47 N14 \$									
UCP=[ORIG=-65,14] W8 S22 E26 N22 W18 \$									
FSP=[ORIG=-47,14] S10 E41 N10 W41 \$									
FEP=[ORIG=-26,0] N10 W3 W24 W12 S10 E39 \$									
UEP=[ORIG=-29,-10] N12 W24 S12 E24 \$									
UST=[ORIG=-53,-10] N8 W12 S8 E12 \$									