AKA LOT 1, WILSON SPRINGS COMMUN
PHASE 2 UNR DESC AS FOLLOWS:
COMM AT NW COR OF SW 1/4 OF SEC,

HAMLIN GLENN
119 SW MEMORIAL DR
FORT WHITE, FL 32038

2026

06-7S-16-04149-701

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

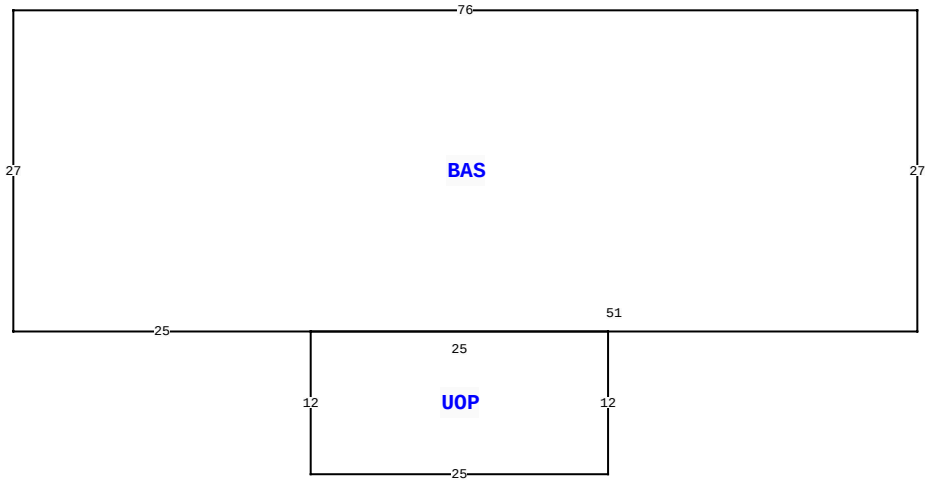
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur		N/A 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	0	0 100
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	2,052	100		2,052	48,714
UOP	300	25		75	1,780
TOTALS	2,352			2,127	50,495

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,127	98.9100	59.35	126,237	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2005 Heated Area: 2052 HX Base Yr 2005



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

119 SW MEMORIAL DR, FORT WHITE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		50,495
TOTAL MARKET OB/XF VALUE		1,900
TOTAL LAND VALUE - MARKET		33,060
TOTAL MARKET VALUE		85,455
SOH/AGL Deduction		32,380
ASSESSED VALUE		53,075
TOTAL EXEMPTION VALUE	HX HB WX SX	53,075
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		85,455
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1537/236	4/02/2025	QC	U	I	11	100
GRANTOR: OLIVER FRANCES L						
GRANTEE: HAMLIN GLENN						
1379/0015	2/25/2019	LE	U	I	14	100
GRANTOR: FRANCES L OLIVER (LIF						
GRANTEE: GLENN CURTIS HAMLIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S27 E25 UOP= S12 E25 N12 W25 $ E51 N27 $.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
2	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 1,900

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	100			0.00	0.00	2.28	AC		1.00	1.00	1.00	14,500.00	14,500.00	33,060							

REVIEW DATE 06/29/2015 BY TW Total Acres: 2.28 Total Land Value: 33,060 Market: 0 Agricultural: 0 Common: 33,060 PRINTED 11/18/2025 BY SYS