AKA LOT 2 WILSON SPRINGS COMMUNI
PHASE 2 UNR DESC AS FOLLOWS:
COMM AT NW COR OF SW1/4 OF SEC R

HAMLIN GLENN C
3825 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2026

06-7S-16-04149-702

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 50
Exterior Wall	31	VINYL SID 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
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
Quality	03	03

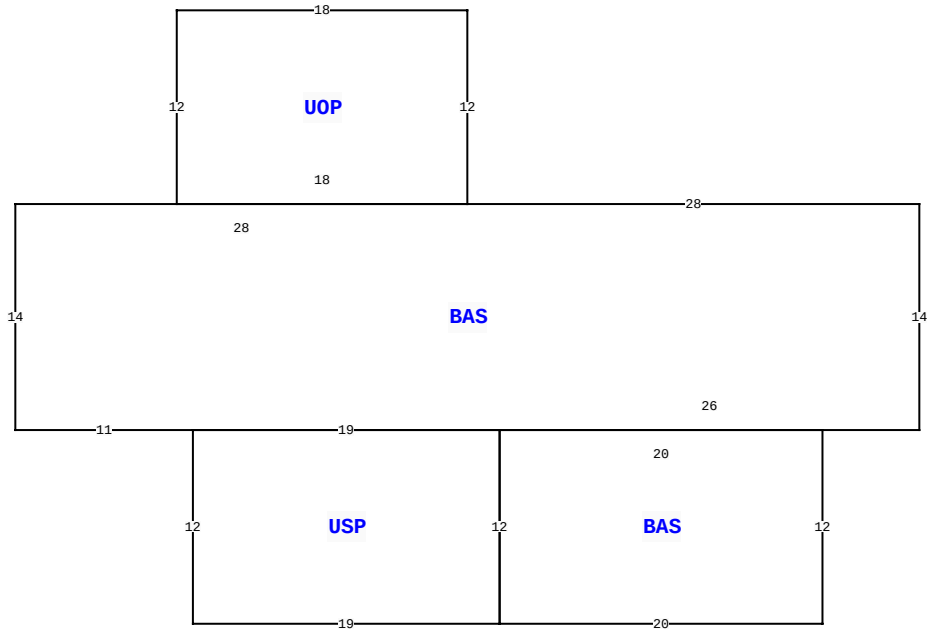
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6716.0400	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	5,417
BAS	784	100		784	17,696
UOP	216	25		54	1,219
USP	228	35		80	1,806
TOTALS	1,468			1,158	26,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,158	94.0500	56.43	65,346	1983	1983	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2013 Heated Area: 1024 HX Base Yr 2013



3825 SW WILSON SPRINGS RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		26,138
TOTAL MARKET OB/XF VALUE		7,200
TOTAL LAND VALUE - MARKET		24,150
TOTAL MARKET VALUE		57,488
SOH/AGL Deduction		25,029
ASSESSED VALUE		32,459
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		7,459
TOTAL JUST VALUE		57,488
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		57,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1070/0507	12/30/2005	WD	U	V	08	10,000

GRANTOR: WILSON SPRINGS INC
GRANTEE: GLENN HAMLIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 UOP= N12 W18 S12 E18$ W28 S14 E11 USP= S12 E19 N12 W19$ E19 BAS= S12 E20 N12 W20$ E26 N14$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,200

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		A-1	0.00	0.00	1.61	AC		1.00	1.00	1.00	15,000.00	15,000.00	24,150							

REVIEW DATE 06/29/2015 BY TW Total Acres: 1.61 Total Land Value: 24,150 Market: 0 Agricultural: 0 Common: 24,150 PRINTED 11/18/2025 BY SYS