AKA LOT 3 WILSON SPRINGS COMMUNI
DESC AS FOLLOWS: COMM AT NW COR
RUN S 33.01 FT TO S R/W OF WILSO

BLAUSER JOHN ALLAN
3773 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2026

06-7S-16-04149-703

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

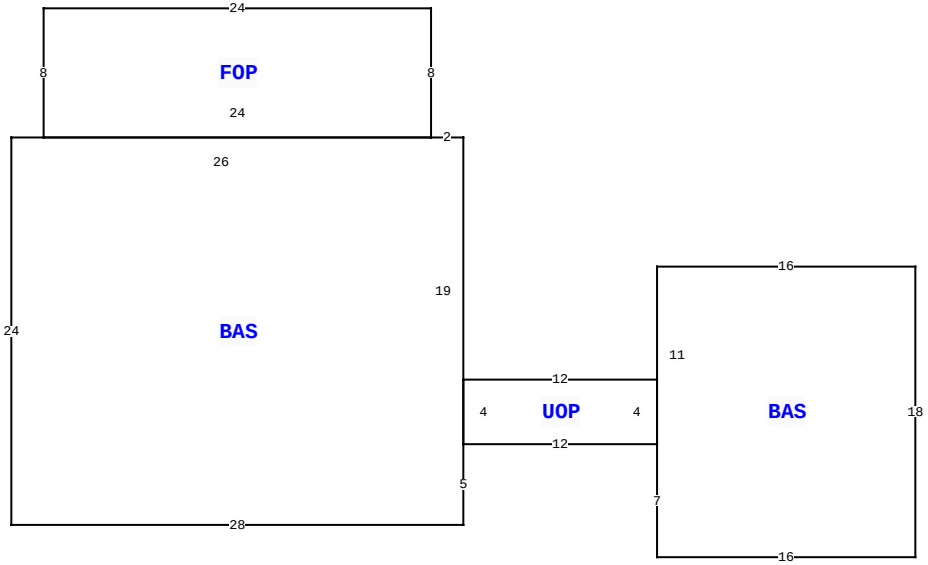
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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	288	100		288	36,351
BAS	672	100		672	84,819
FOP	192	30		58	7,321
UOP	48	20		10	1,263
TOTALS	1,200			1,028	129,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,028	134.1600	150.26	154,467	2009	2009	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2021 Heated Area: 960 HX Base Yr 2021



3773 SW WILSON SPRINGS RD, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		129,752
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		26,850
TOTAL MARKET VALUE		157,802
SOH/AGL Deduction		34,874
ASSESSED VALUE		122,928
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		72,206
TOTAL JUST VALUE		157,802
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28102	ADDN SFR	152	09/25/2009
27330	SFR	303	09/10/2008
24574	SFR	466	05/31/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1399/0440	10/18/2019	WD	Q	I	01	125,000
GRANTOR: MELISSA RENE UTLEY						
GRANTEE: JOHN ALLAN BLAUSER						
1389/1510	7/11/2019	QC	U	I	11	100
GRANTOR: JOHN M UTLEY III						
GRANTEE: MELISSA RENE UTLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 FOP= N8 W24 S8 E24$ W26 S24 E28 N5 UOP= E12 BAS= S7 E16 N18 W16 S11 $ N4 W12 S4$ N19$.

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	2009	2009	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	0100	C	SFR	100		A-1	0.00	0.00	1.79	AC		1.00	1.00	1.00	15,000.00	15,000.00	26,850							

REVIEW DATE 06/29/2015 BY TW Total Acres: 1.79 Total Land Value: 26,850 Market: 0 Agricultural: 0 Common: 26,850 PRINTED 10/03/2025 BY SYS