LOT 8 WILSON SPRINGS COMMUNITY P
UNRECORDED DESC AS FOLLOWS: BEGI
OF SW1/4 RUN S 33.01 FT TO THE S

WILLIAMS LINDA GAIL/NORRIS ANDY
121 SW SHELLCRACKER DR
FORT WHITE, FL 32038

**2026**

**06-7S-16-04149-708**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

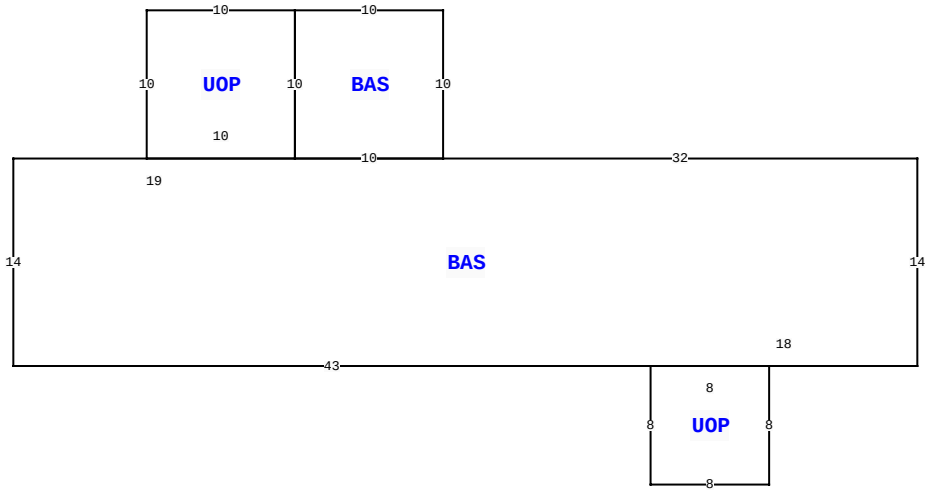
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | ALM SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Stories | 1. | 1. 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 | 100 | 100 | | 100 | 2,331 |
| BAS | 854 | 100 | | 854 | 19,905 |
| UOP | 64 | 25 | | 16 | 373 |
| UOP | 100 | 25 | | 25 | 583 |
| TOTALS | 1,118 | | | 995 | 23,192 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 995 | 97.1100 | 58.27 | 57,979 | 1981 | 1981 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2008 Heated Area: 954 HX Base Yr 2008




121 SW SHELLCRACKER DR, FORT WHITE

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 23,192 |
| TOTAL MARKET OB/XF VALUE | | 7,000 |
| TOTAL LAND VALUE - MARKET | | 6,779 |
| TOTAL MARKET VALUE | | 36,971 |
| SOH/AGL Deduction | | 19,940 |
| ASSESSED VALUE | | 17,031 |
| TOTAL EXEMPTION VALUE | HX HB | 17,031 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 36,971 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 36,971 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 26416 | M H | 530 | 11/13/2007 |
| 23046 | M H | 340 | 04/20/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1544/1404 | 7/11/2025 | QC | U | I | 11 | 100 |
| GRANTOR: MELTON TAMELA LYNN | | | | | | |
| GRANTEE: NORRIS ANDY | | | | | | |
| 1139/1595 | 12/28/2007 | WD | Q | V | 01 | 100 |
| GRANTOR: FRED & DELORIS MELTON | | | | | | |
| GRANTEE: FRED & DELORIS MELT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W32 BAS= N10 W10 S10 E10$ W10 UOP= N10 W10 S10 E10$ W19 S14 E43 UOP= S8 E8 N8 W8$ E18 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 | 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 7,000

| 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 | 0.55 | AC | | 1.00 | 1.00 | 0.85 | 14,500.00 | 12,325.00 | 6,779 | | | | | | | |

REVIEW DATE 06/29/2015 BY TW Total Acres: 0.55 Total Land Value: 6,779 Market: 0 Agricultural: 0 Common: 6,779 PRINTED 11/19/2025 BY SYS