LOT 9 WILSON SPRINGS COMMUNITY P
UNRECORDED: COMM NW COR OF SW1/4
S 320 FT TO POB, THENCE S 69 DG

BENNETT TERESA GAYLE
151 SW SHELLCRACKER DR
FORT WHITE, FL 32038

2026

06-7S-16-04149-709

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

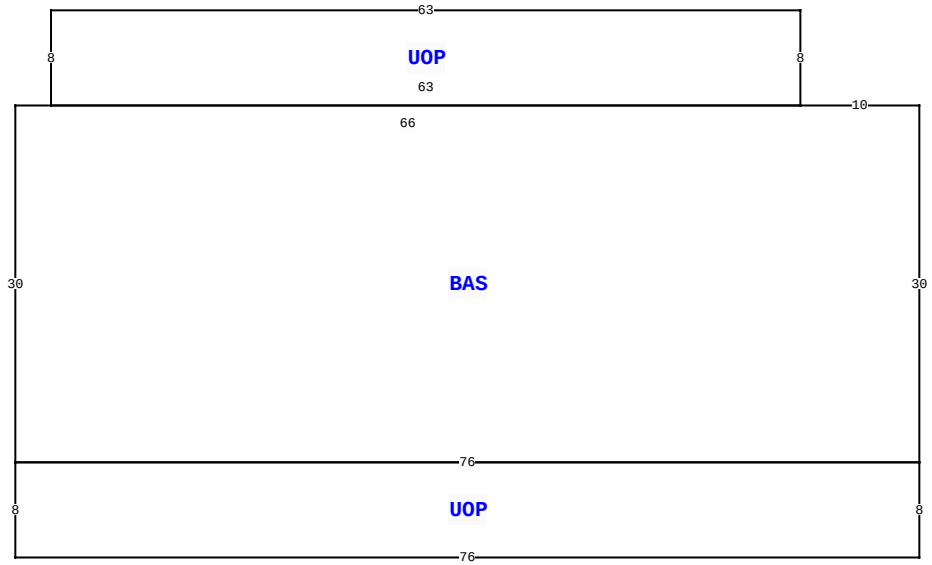
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6716.0400	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	79,466
UOP	504	25		126	4,392
UOP	608	25		152	5,298
TOTALS	3,392			2,558	89,155

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,558	113.9000	68.34	174,814	2006	2006	0	0	0	49.00	51.00

1 MOBILE HME 100% - 2024 Heated Area: 2280 HX Base Yr 2024



199 SW SHELLCRACKER DR, FORT WHITE

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

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	2007	2007	3	100	1,200	
2	0070	CARPORT UF	0	100	20	20	400.00	UT	2.50	2.50	100	2008	2008	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		89,155
TOTAL MARKET OB/XF VALUE		9,200
TOTAL LAND VALUE - MARKET		33,680
TOTAL MARKET VALUE		132,035
SOH/AGL Deduction		5,411
ASSESSED VALUE		126,624
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		75,902
TOTAL JUST VALUE		132,035
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25709	M H	409	04/09/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1492/1753	6/06/2023	WD	Q	I	01	150,000
GRANTOR: ROSS MARTHA J						
GRANTEE: BENNETT TERESA GAYL						
1116/1113	4/12/2007	QC	Q	I	01	100
GRANTOR: MARTHA J ROSS & DANIE						
GRANTEE: MARTHA J ROSS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 UOP= N8 W63 S8 E63$ W66 S30 UOP= S8 E76 N8 W76$ E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 9,200

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	4.21	AC		1.00	1.00	1.00	8,000.00	8,000.00	33,680							

REVIEW DATE 10/02/2023 BY TP Total Acres: 4.21 Total Land Value: 33,680 Market: 0 Agricultural: 0 Common: 33,680 PRINTED 11/19/2025 BY SYS