THE S 479.69 FT OF FOLLOWING:
BEG SW COR OF SE1/4, RUN N 909.3
FT, S 905.26 FT, W 518.86 FT TO

BLANKENSHIP BRIAN A/BLANKENSHIP OLGA
4454 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2026

06-7S-16-04150-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

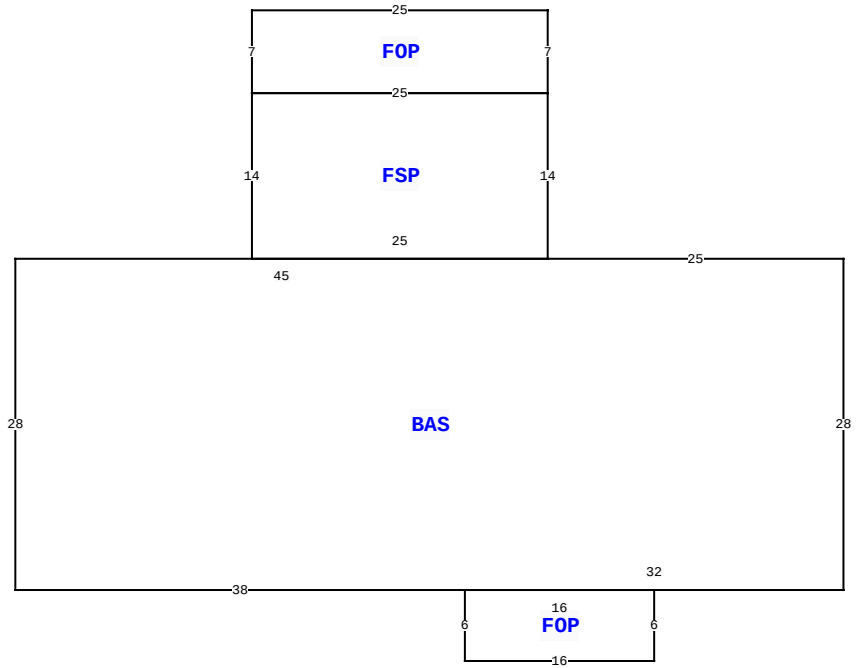
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LAM/VNLPLK 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6716.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,960	100		1,960	138,739
FOP	96	35		34	2,407
FOP	175	35		61	4,318
FSP	350	40		140	9,910
TOTALS	2,581			2,195	155,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,195	136.9200	128.70	282,496	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2019 Heated Area: 1960 HX Base Yr 2019



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/01/2022 MLU
INC DATE		AG DATE	

4454 SW WILSON SPRINGS RD, FORT WHITE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		155,373
TOTAL MARKET OB/XF VALUE		27,691
TOTAL LAND VALUE - MARKET		42,825
TOTAL MARKET VALUE		225,889
SOH/AGL Deduction		162,645
ASSESSED VALUE		63,244
TOTAL EXEMPTION VALUE	HX HB	38,244
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		225,889
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1370/1377	10/09/2018	WD	U	I	12	115,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: BRIAN A & OLGA BLAN						
1358/0153	4/17/2018	CT	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FSP= N14 FOP= N7 W25 S7 E25$ W25 S14 E25$ W45 S28 E38 FOP= S6E16 N6 W16$ E32 N28$.

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	2000	2000	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2008	2008	3	100	900	
5	0030	BARN,MT	0	100	35	25	875.00	UT	15.00	15.00	100	2008	2008	3	100	13,125	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	2,200	
7	0166	CONC,PAVMT	0	100	0	0	1,022.00	UT	3.00	3.00	100	2008	2008	3	100	3,066	

LAND DESCRIPTION

TOTAL OB/XF 27,691

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	5.71	AC		1.00	1.00	1.00	7,500.00	7,500.00	42,825							

REVIEW DATE 06/23/2015 BY TW Total Acres: 5.71 Total Land Value: 42,825 Market: 0 Agricultural: 0 Common: 42,825 PRINTED 11/20/2025 BY SYS