COMM AT SE COR OF SEC, RUN E 326
510.42 FT, N 915.56 FT, NE 1397.
2.82 FT, CONT NE 1476.15 FT FOR

DIAZ GILDA
6162 SW OLD WIRE RD
FORT WHITE, FL 32038

2026

11-6S-16-03815-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Units		0 100
Quality	03	03

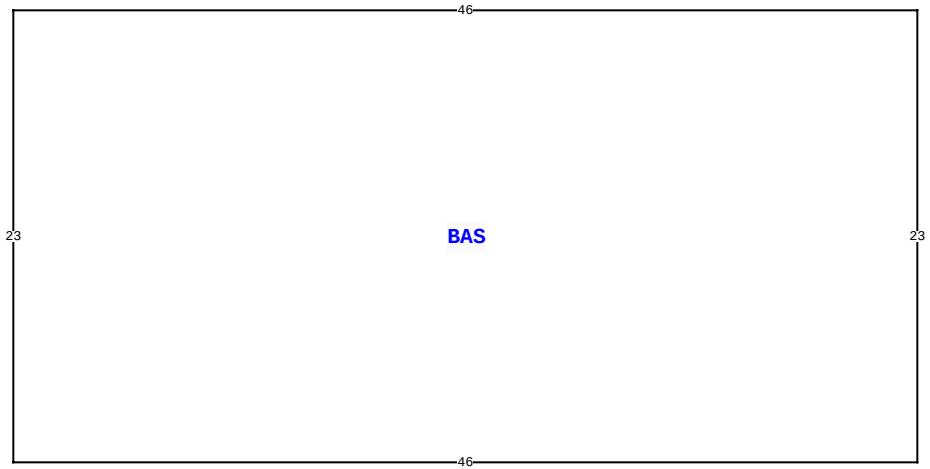
DOR CODE	0202	MOBILE HOME/M HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,058	100		1,058	46,808
TOTALS	1,058			1,058	46,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,058	98.1000	80.44	85,106	1990	1990	0	0	0	45.00	55.00

1 MANUF 1 0% - 2025 Heated Area: 1058 HX Base Yr



6162 SW OLD WIRE 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	190,417
TOTAL MARKET OB/XF VALUE	30,016
TOTAL LAND VALUE - MARKET	90,725
TOTAL MARKET VALUE	311,158
SOH/AGL Deduction	0
ASSESSED VALUE	311,158
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	311,158
TOTAL JUST VALUE	311,158
NCON VALUE	145,209
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	165,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052661	Mobile Home		03/21/2025
000052571	Right-of-Way Acce		03/13/2025
38986	M H	0	12/05/2019
38987	M H	0	12/05/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1527/945	11/08/2024	WD	Q	I	01	200,000
GRANTOR: HOWARD CHARLES						
GRANTEE: DIAZ GILDA						
1527/939	11/08/2024	WD	U	I	34	100
GRANTOR: DEPRATTER RUSSELL S						
GRANTEE: HOWARD CHARLES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S23 E46 N23$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	2,000	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0030	BARN,MT	0	0	0	0	1.00	UT	16,416.00	16,416.00	100	2025	2024		100	16,416	
5	0262	PRCH,FOP	0	0	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	
6	0081	DECKING WI	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 30,016

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	0			0.00	0.00	9.55	AC		1.00	1.00	1.00	9,500.00	9,500.00	90,725							

REVIEW DATE 05/15/2025 BY randall Total Acres: 9.55 Total Land Value: 90,725 Market: 0 Agricultural: 0 Common: 90,725 PRINTED 11/17/2025 BY SYS

COMM AT SE COR OF SEC, RUN E 326
510.42 FT, N 915.56 FT, NE 1397.
2.82 FT, CONT NE 1476.15 FT FOR

DIAZ GILDA
6162 SW OLD WIRE RD
FORT WHITE, FL 32038

2026

11-6S-16-03815-103

BUILDING CHARACTERISTICS

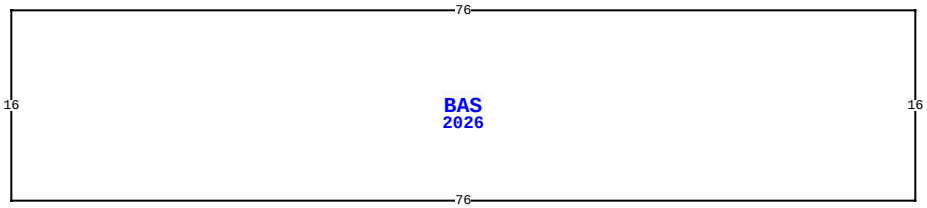
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2026	1,216	143,609
TOTALS	1,216			1,216	143,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,216	117.0000	120.51	146,540	2025	2025	0	0	0	2.00	98.00

2 MANUF 3 0% - 2026 Heated Area: 1216 HX Base Yr



6162 SW OLD WIRE RD, FORT WHITE

BLD DATE		LGL DATE	
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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NCON VALUE	145,209
INCOME VALUE	
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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1527/939	11/08/2024	WD	U	I	34	100
GRANTOR: DEPRATTER RUSSELL S						
GRANTEE: HOWARD CHARLES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=15,16] E76 S16 W76 N16 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/15/2025 BY randall Total Acres: 9.55 Total Land Value: 90,725 Market: 0 Agricultural: 0 Common: 90,725 PRINTED 11/17/2025 BY SYS