

MINISALL JAMES
6051 SW OLD WIRE RD
FORT WHITE, FL 32038

11-6S-16-03816-110

BUILDING CHARACTERISTICS

ELEMENT CD

CONSTRUCTION

Exterior Wall Roof Structure

3103

VINYL SID 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating Type

030514080304

COMP SHNGL 100 DRYWALL 100 CARPET 90 SHT VINYL 10 CENTRAL 100 AIR DUCTED 100

Bedrooms Bathrooms Stories

3 100
2 100
1. 1. 100

Architectual Units Condition Adj Kitchen Adjus

010301

CONV 100 0 100 03 03 100 01 01 100

Quality

05 05

DOR CODE

0200

MOBILE 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 UOP

1,056 144 100 25 1,056 36 62,186 2,120

TOTALS

1,200

1,092

64,306

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT

0201 02 1,092 113.9000 107.07 116,920 2003 2003 0 0

NORM % COND

0 45.00 55.00

Heated Area: 1056 HX Base Yr 2009

Diagram showing building footprint with dimensions and labels BAS, UOP.

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 3 Tax Dist:

BUILDING MARKET VALUE 64,306

TOTAL MARKET OB/XF VALUE 25,850

TOTAL LAND VALUE - MARKET 47,500

TOTAL MARKET VALUE 137,656

SOH/AGL Deduction 64,109

ASSESSED VALUE 73,547

TOTAL EXEMPTION VALUE HX HB 44,260

BASE TAXABLE VALUE 29,287

TOTAL JUST VALUE 137,656

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 130,656

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE

1345/0692 9/20/2017 WD U I 34 100

GRANTOR: SUBRANDY LIMITED PART

GRANTEE: LYNNE R EBERHARDT

1206/0740 12/09/2010 TR U V 30 100

GRANTOR: SUBRANDY

GRANTEE: LENVIL DICKS AS TRU

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S24 E12 U0P= S12 E12 N12 W12\$ E32 N24\$.

EXTRA FEATURES

6051 SW OLD WIRE RD, FORT WHITE

BLD DATE XF DATE INC DATE

LGL DATE LAND DATE AG DATE

05/13/2024 MLU

L N 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 0080 DECKING 0 100 23 10 1.00 UT 0.00 0.00 100 2003 2003 3 100 1,150

2 0294 SHED WOOD/ 0 100 0 0 1.00 UT 0.00 0.00 100 2010 2010 3 100 300

3 9945 Well/Sept 0 100 0 0 2.00 UT 7,000.00 7,000.00 100 3 100 14,000

4 0070 CARPORT UF 0 100 0 0 1.00 UT 0.00 0.00 100 2014 2014 3 100 400

5 9947 Septic 0 100 0 0 1.00 UT 3,000.00 3,000.00 100 3 100 3,000

6 9945 Well/Sept 0 0 0 0 1.00 UT 7,000.00 7,000.00 100 3 100 7,000

TOTAL OB/XF 25,850

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 4.75 AC 1.00 1.00 1.00 10,000.00 10,000.00 47,500

REVIEW DATE 05/06/2017 BY TW Total Acres: 4.75 Total Land Value: 47,500 Market: 0 Agricultural: 0 Common: 47,500 PRINTED 11/18/2025 BY SYS