COMM SW COR OF NE1/4 OF SE1/4, E FT FOR POB, RUN W 885.04 TO TO E RD, NE ALONG R/W 547 FT MOL, E 6

PRICE JAMES EDWARD
6641 SW OLD WIRE RD
FORT WHITE, FL 32038

2026

11-6S-16-03816-123

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

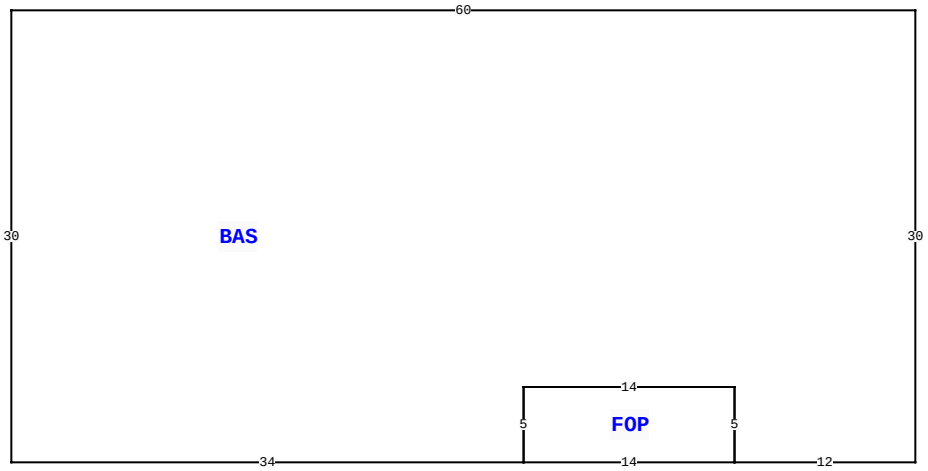
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	11616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,730	100		1,730	101,877
FOP	70	35		24	1,414
TOTALS	1,800			1,754	103,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,754	113.9000	107.07	187,801	2007	2007	0	0	0	45.00	55.00

1 MANUF 1 100% - 2008 Heated Area: 1730 HX Base Yr 2008



6641 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		103,291
TOTAL MARKET OB/XF VALUE		8,300
TOTAL LAND VALUE - MARKET		87,875
TOTAL MARKET VALUE		199,466
SOH/AGL Deduction		90,138
ASSESSED VALUE		109,328
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		58,606
TOTAL JUST VALUE		199,466
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047944	Roof Replacement	10,000	08/22/2023
25637	M H	275	03/21/2007
22779	M H	150	03/03/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1105/1013	12/12/2006	WD	Q	V	04	100
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: LARRY D & BRENDA S						
1104/1955	12/11/2006	WD	Q	V		95,000
GRANTOR: LARRY D & BRENDA S KE						
GRANTEE: SELINE SEALY PRICE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E34 FOP= E14 N5 W14 S5$ N5 E14 S5 E12 N30$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
3	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 8,300

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			0.00	0.00	9.25	AC		1.00	1.00	1.00	9,500.00	9,500.00	87,875							

REVIEW DATE 10/16/2023 BY JS Total Acres: 9.25 Total Land Value: 87,875 Market: 0 Agricultural: 0 Common: 87,875 PRINTED 11/18/2025 BY SYS