COMM SE COR OF SW1/4 OF SE1/4, R
S LINE 212.63 FT, N 985.30 FT FO
W 652.45 FT TO E R/W OLD WIRE RD

WARD ROY D/WARD BETSY J
6745 SW OLD WIRE RD
FORT WHITE, FL 32038-9668

2026

11-6S-16-03816-136

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

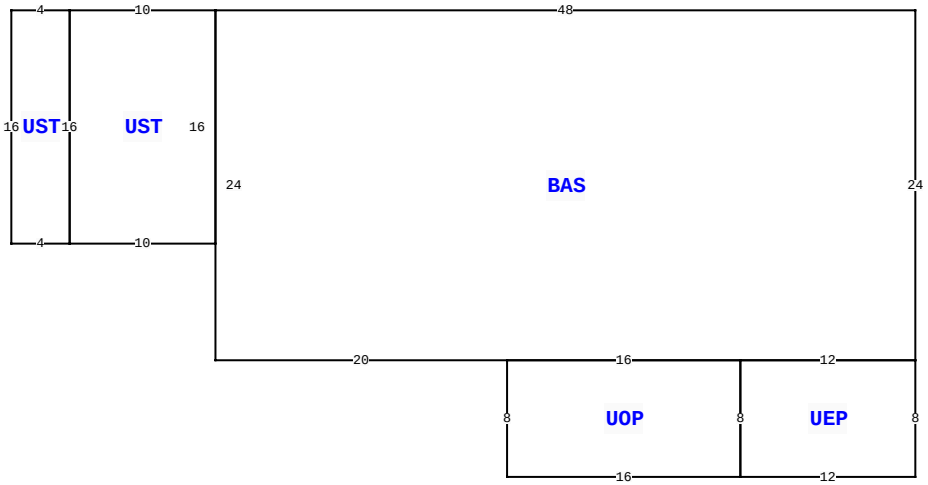
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	1,152	100		1,152	30,938
UEP	96	70		67	1,799
UOP	128	25		32	859
UST	64	45		29	779
UST	160	45		72	1,934
TOTALS	1,600			1,352	36,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,352	111.9000	67.14	90,773	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2002 Heated Area: 1152 HX Base Yr 2002



6745 SW OLD WIRE RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		36,309
TOTAL MARKET OB/XF VALUE		9,000
TOTAL LAND VALUE - MARKET		46,700
TOTAL MARKET VALUE		92,009
SOH/AGL Deduction		35,869
ASSESSED VALUE		56,140
TOTAL EXEMPTION VALUE	HX HB	26,853
BASE TAXABLE VALUE		29,287
TOTAL JUST VALUE		92,009
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,009

PRMT:2:1: SCALPELLI

PRMT:1:1: WARD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37070	PUMP/UTPOL	50	08/07/2018
13953	M H	125	05/01/1998
13177	M H	125	10/14/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0946/2270	12/01/2001	WD	Q	V		29,600

GRANTOR: SUBRANDY LTD PARTNERS

GRANTEE: ROY D & BETSY J WAR

0946/2243	11/26/2001	WD	Q	V	01	100

GRANTOR: ADNREW J DICKS

GRANTEE: SUBRANDY LTD PARTNE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 UST= W10 UST= W4 S16 E4 N16$ S16 E10 N16$ S24 E20
UOP= S8 E16 N8 W16$ E16 UEP= S8 E12 N8 W12 $ E12 N24$.

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	100	20	20	400.00	UT	5.00	5.00	100	2001	2001	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	

LAND DESCRIPTION

TOTAL OB/XF 9,000

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	4.67	AC		1.00	1.00	1.00	10,000.00	10,000.00	46,700							

REVIEW DATE 12/06/2018 BY DF Total Acres: 4.67 Total Land Value: 46,700 Market: 0 Agricultural: 0 Common: 46,700 PRINTED 11/07/2025 BY SYS