COMM SE COR OF SW1/4 OF SE1/4,
RUN W ALONG S LINE 212.63 FT,
N 658.34 FT FOR POB, RUN W

WARD JESSE
6745 SW OLD WIRE RD
FORT WHITE, FL 32038-9668

2026

11-6S-16-03816-236

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

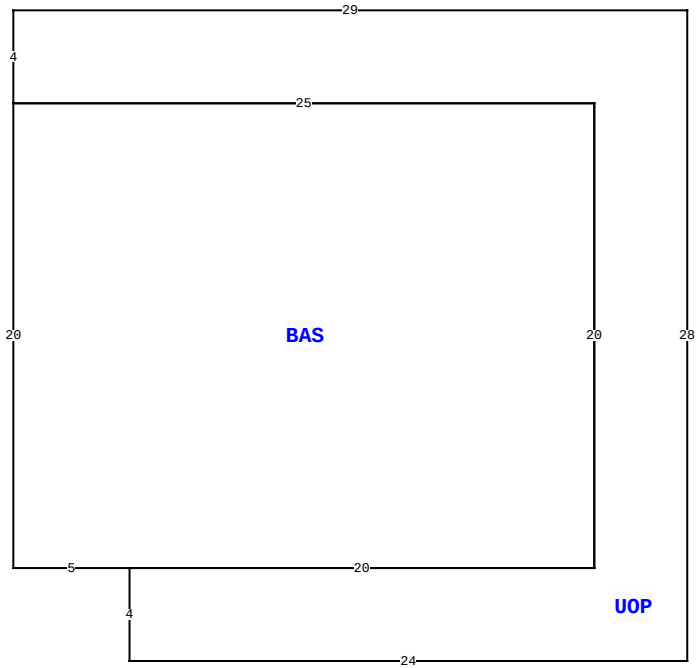
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	500	100		500	46,654
UOP	292	20		58	5,412
TOTALS	792			558	52,066

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	558	101.6000	113.79	63,495	2013	2013	0	0	0	18.00	82.00

1 SINGLE FAM 0% - 0 Heated Area: 500 HX Base Yr



6747 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	52,066
TOTAL MARKET OB/XF VALUE	8,700
TOTAL LAND VALUE - MARKET	49,400
TOTAL MARKET VALUE	110,166
SOH/AGL Deduction	0
ASSESSED VALUE	110,166
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,166
TOTAL JUST VALUE	110,166
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1099/1541	8/11/2006	WD	Q	I	06	100

GRANTOR: ROY D & BETSY J WARD

GRANTEE: JESSE WARD

BUILDING NOTES

BUILDING DIMENSIONS

BAS= S20 E5 UOP= S4 E24 N28 W29 S4 E25 S20 W20$ E20 N20 W25$.

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	0294	SHED WOOD/	0	0	16	20	1.00	UT	0.00	0.00	100	1998	1998	3	100	1,600	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
3	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 8,700

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	0100	C	SFR	0		A-1	0.00	0.00	4.94	AC		1.00	1.00	1.00	10,000.00	10,000.00	49,400							

REVIEW DATE 03/10/2020 BY KR Total Acres: 4.94 Total Land Value: 49,400 Market: 0 Agricultural: 0 Common: 49,400 PRINTED 11/07/2025 BY SYS