AKA LOT 6 CROSS ROADS UNREC: COM
OF NE1/4, RUN S 664.36 FT FOR PO
S 664.36 FT, W 661.13 FT, N 664.

WRIGHT MARY M
717 SW EXPLORER GLEN
FORT WHITE, FL 32038

2026

12-6S-16-03816-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

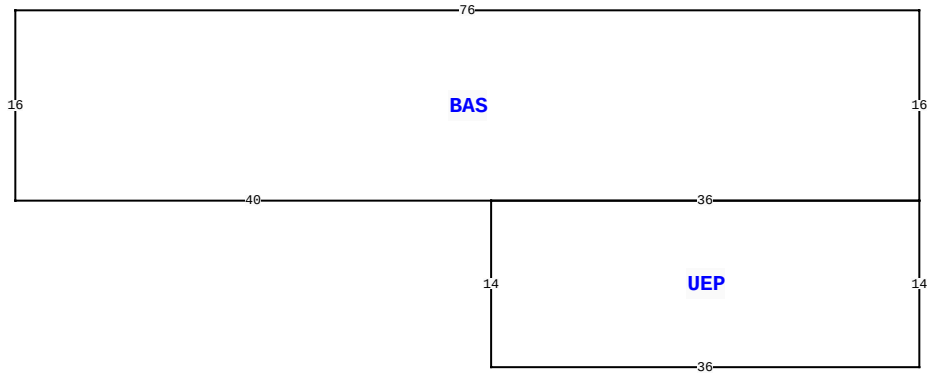
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	12616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	32,949
UEP	504	70		353	9,565
TOTALS	1,720			1,569	42,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,569	112.9000	67.74	106,284	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1999 Heated Area: 1216 HX Base Yr 1999



717 SW EXPLORER GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	01/31/2023 SPF

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		42,514
TOTAL MARKET OB/XF VALUE		12,050
TOTAL LAND VALUE - MARKET		95,950
TOTAL MARKET VALUE		66,612
SOH/AGL Deduction		24,188
ASSESSED VALUE		42,424
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		17,424
TOTAL JUST VALUE		150,514
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044700	Roof Replacement	7,000	06/16/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1046/0002	5/09/2005	WD	Q	V	06	100
GRANTOR: CLIFFORD & MARY WRIGH						
GRANTEE: RICHARD ALLEN WRIGH						
0932/0956	5/15/2001	WD	Q	V	01	20,000
GRANTOR: SUBRANDY LTD PARTNERS						
GRANTEE: CLIFFORD & MARY WRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E40 UEP= S14 E36 N14 W36$ E36 N16$.

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	100	16	32	1.00	UT	0.00	0.00	100	1998	1998	3	100	2,500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
3	0040	BARN,POLE	0	100	20	45	900.00	UT	1.50	1.50	100	2000	2000	3	100	1,350	
4	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 12,050

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	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	0			0.00	0.00	9.10	AC		1.00	1.00	1.00	280.00	280.00	2,548							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	9.10	AC		1.00	1.00	1.00	9,500.00	9,500.00	86,450							

REVIEW DATE 01/31/2023 BY SPF Total Acres: 10.10 Total Land Value: 12,048 Market: 86,450 Agricultural: 2,548 Common: 9,500 PRINTED 11/19/2025 BY SYS