LOT 4 BLK A OLD WIRE FARMS.

746-1139, 781-201, 918-1358, 977

WALL JOHN W/WALL CHERYL
7204 SW OLD WIRE RD
FORT WHTIE, FL 32038

2026

14-6S-16-03818-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

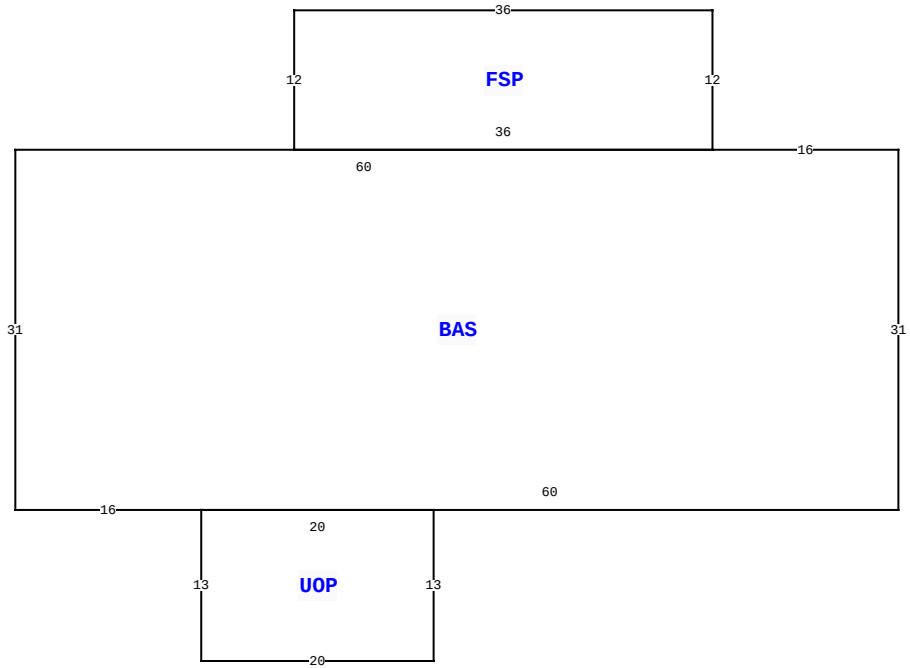
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	14616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	144,702
FSP	432	40		173	10,625
UOP	260	25		65	3,992
TOTALS	3,048			2,594	159,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,594	118.8000	111.67	289,672	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2021 Heated Area: 2356 HX Base Yr 2021



7204 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		159,320
TOTAL MARKET OB/XF VALUE		18,448
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		217,768
SOH/AGL Deduction		70,553
ASSESSED VALUE		147,215
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		96,493
TOTAL JUST VALUE		217,768
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37202	MAINT/ALTR	75	09/12/2018
21401	M H	250	01/08/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1423/2354	11/06/2020	WD	Q	I	01	159,000
GRANTOR: KAREN RAE COONE						
GRANTEE: JOHN W & CHERYL WAL						
1410/2316	4/22/2020	QC	U	I	11	100
GRANTOR: RUTH ESTELLE MURRAY						
GRANTEE: KAREN RAE COONE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= N12 W36 S12 E36$ W60 S31 E16 UOP= S13 E20 N13 W20$ E60 N31$.

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	12	28	336.00	UT	7.50	7.50	100	2004	2004	3	100	2,520	
2	0252	LEAN-TO W/	0	100	12	28	336.00	UT	2.00	2.00	100	2004	2004	3	100	672	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
5	0060	CARPORT F	0	100	24	30	720.00	UT	5.00	5.00	100	2008	2008	3	100	3,600	
6	0296	SHED METAL	0	100	12	24	288.00	UT	12.00	12.00	100	2008	2008	3	100	3,456	

LAND DESCRIPTION

TOTAL OB/XF 18,448

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	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 11/27/2018 BY DF Total Acres: 4.01 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/18/2025 BY SYS