LOT 24 BLOCK A OLD WIRE FARMS

736-167, 926-040, 926-041, 926-4

PORTER GARY B/PORTER VICKI E
7582 SW OLD WIRE DR
FORT WHITE, FL 32038

2025

14-6S-16-03818-124

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

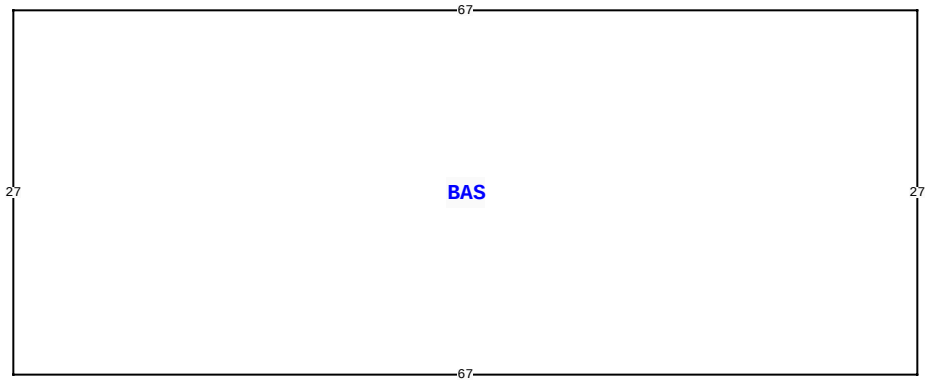
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,809	100		1,809	128,717
TOTALS	1,809			1,809	128,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,809	130.6800	129.37	234,030	1999	2005	0	0	0	45.00	55.00

1 MANUF 2 – 100% - 2023 Heated Area: 1809 HX Base Yr 2023



7582 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		128,716
TOTAL MARKET OB/XF VALUE		29,330
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		198,046
SOH/AGL Deduction		132,661
ASSESSED VALUE		65,385
TOTAL EXEMPTION VALUE	HX HB	40,385
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		198,046
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18459	M H	125	06/28/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1474/2457	9/07/2022	WD	Q	I	01	265,000
GRANTOR: KELLEY BRENDA L						
GRANTEE: PORTER GARY B						
1415/1324	7/17/2020	WD	Q	I	01	140,000
GRANTOR: KEVIN K MCGINNIS						
GRANTEE: BRENDA L KELLEY& RA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W67 S27 E67 N27$.

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	0120	CLFENCE 4	0	100	0	0	600.00	UT	4.50	4.50	100	2001	2001	3	100	2,700	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,400	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	2,000	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	
6	0030	BARN,MT	0	100	42	36	1,512.00	UT	15.00	15.00	100	2023	2022		100	22,680	

LAND DESCRIPTION

TOTAL OB/XF 29,330

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 11/18/2022 BY ME Total Acres: 4.51 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/18/2025 BY SYS