AKA LOT 2 DUDLEY ESTATES UNR:
COMM NE COR, RUN S 2643.8 FT,
W 1477.47 FT FOR POB, RUN S

DOWNING DUKE T
7559 SW OLD WIRE RD
FORT WHITE, FL 32038

2026

14-6S-16-03818-202

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

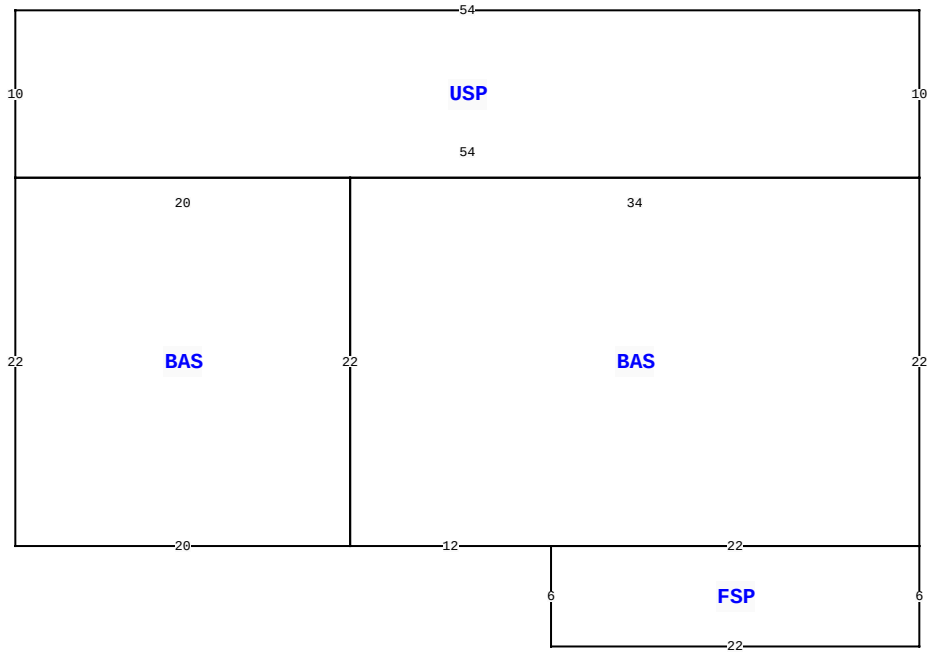
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100		440	38,233
BAS	748	100		748	64,995
FSP	132	40		53	4,605
USP	540	35		189	16,423
TOTALS	1,860			1,430	124,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,430	105.2000	117.82	168,483	2004	2004	0	0	0	26.25	73.75

1 SINGLE FAM 100% - 2006 Heated Area: 1188 HX Base Yr 2006



7559 SW OLD WIRE RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		124,256
TOTAL MARKET OB/XF VALUE		13,320
TOTAL LAND VALUE - MARKET		89,870
TOTAL MARKET VALUE		227,446
SOH/AGL Deduction		82,663
ASSESSED VALUE		144,783
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		44,061
TOTAL JUST VALUE		227,446
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21133	SFR	138	10/03/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0987/0089	8/19/2002	WD	Q	V	01	28,000
GRANTOR: DUDLEY TRUST						
GRANTEE: DUKE T & MARGARET D						
0905/0674	2/08/2000	SD	Q	V	01	15,300
GRANTOR: TIMMONS & MOSS						
GRANTEE: DUDLEY TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 BAS= W20 S22 E20 N22$ S22 E12 FSP= S6 E22 N6 W22$
E22 N22 USP= N10 W54 S10 E54$.

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	0030	BARN,MT	0	100	24	30	720.00	UT	15.00	15.00	100	2008	2008	3	100	10,800	
2	0070	CARPORT UF	0	100	20	24	480.00	UT	2.50	2.50	100	2008	2008	3	100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	440.00	UT	3.00	3.00	100	2008	2008	3	100	1,320	

LAND DESCRIPTION

TOTAL OB/XF 13,320

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	100		A-1	0.00	0.00	9.46	AC		1.00	1.00	1.00	9,500.00	9,500.00	89,870							

REVIEW DATE 05/21/2015 BY TW Total Acres: 9.46 Total Land Value: 89,870 Market: 0 Agricultural: 0 Common: 89,870 PRINTED 11/18/2025 BY SYS