

WRIGHT PETER JOHN
686 SW BUCK CT
FORT WHITE, FL 32038

19-7S-17-10026-001

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

31 VINYL SID 100

Roof Structure

03 GABLE/HIP 100

Roof Cover

03 COMP SHNGL 100

Interior Wall

05 DRYWALL 100

Interior Floor

14 CARPET 90

Interior Floor

08 SHT VINYL 10

Air Condition

03 CENTRAL 100

Heating Type

04 AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Stories

1. 1. 100

Architectual Units

01 CONV 100
0 100

Condition Adj

03 03 100

Kitchen Adjus

01 01 100

Quality

05 05

DOR CODE

0200MOBILE HOME

MAP NUM

MKT AREA 02

NEIGHBORHOOD/LOC

19717.030 1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,216

100

1,216

33,240

UST

496

45

223

6,096

TOTALS

1,712

1,439

39,336

EXTRA FEATURES

L N 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 8 8 64.00 UT 7.50 7.50 100 1996 1996 3 100 480

2 0296 SHED METAL 0 100 8 8 64.00 UT 5.00 5.00 50 1996 1996 3 50 160

3 9945 Well/Sept 0 100 0 0 1.00 UT 7,000.00 7,000.00 100 3 100 7,000

4 0080 DECKING 0 100 0 0 296.00 UT 5.00 5.00 100 1996 1996 3 100 1,480

5 0296 SHED METAL 0 100 0 0 1.00 UT 0.00 0.00 100 2017 2017 3 100 1,500

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

1 0102 C SFR/MH 100 A-1 0.00 0.00 5.68 AC 1.00 1.00 1.00 10,000.00 10,000.00 56,800

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0800 02 1,439 113.9000 68.34 98,341 1996 1995 0 0 60.00 40.00

1 MOBILE HME 100% - 1996 Heated Area: 1216 HX Base Yr 1996

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/15/2024 MLU

TOTAL OB/XF

10,620

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1

3

VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 3 Tax Dist:

BUILDING MARKET VALUE 39,336

TOTAL MARKET OB/XF VALUE 10,620

TOTAL LAND VALUE - MARKET 56,800

TOTAL MARKET VALUE 106,756

SOH/AGL Deduction 47,542

ASSESSED VALUE 59,214

TOTAL EXEMPTION VALUE HX HB 34,214

BASE TAXABLE VALUE 25,000

TOTAL JUST VALUE 106,756

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 106,756

SALES DATA

OFF RECORD Number DATE TYPE INST Q I V I RSN CD SALE PRICE

1499/663 9/14/2023 LE U I 14 100

GRANTOR: WRIGHT PETER JOHN (EN

GRANTEE: WRIGHT GWENDOLYN (R

1006/2560 10/31/2003 WD Q V 04 16,000

GRANTOR: TIM & DENNIS COX

GRANTEE: PETER JOHN WRIGHT

BUILDING NOTES

BAS= W28 UST= N24 W8 S5 W16 S19 E24\$ W48 S16 E76 N16\$.