BEG SE COR OF NW1/4 OF SE1/4
W 558.05 FT, N 791.86 FT,
E 558.39 FT, S 772.42 FT TO

MOSELEY TROY S/LEONARD KATRINA R
1432 SW CARL WILSON RD
FT WHITE, FL 32038

2026

20-6S-17-09703-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

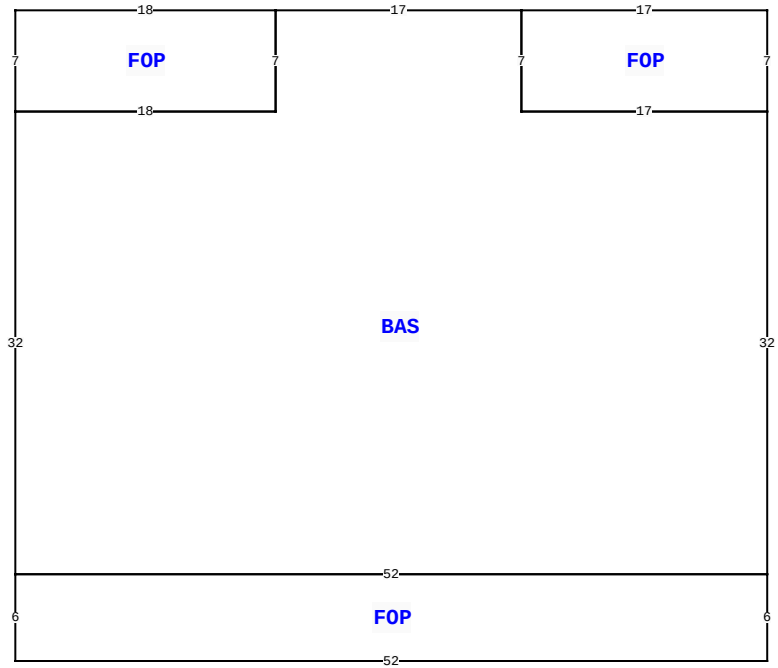
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	20617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,783	100		1,783	199,886
FOP	119	30		36	4,036
FOP	126	30		38	4,260
FOP	312	30		94	10,538
TOTALS	2,340			1,951	218,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,951	117.7580	131.89	257,317	2010	2010	0	0	0	15.00	85.00

2 SINGLE FAM 100% - 2011 Heated Area: 1783 HX Base Yr 2011



1432 SW CARL WILSON 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		218,719
TOTAL MARKET OB/XF VALUE		12,085
TOTAL LAND VALUE - MARKET		95,190
TOTAL MARKET VALUE		252,234
SOH/AGL Deduction		94,800
ASSESSED VALUE		157,434
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		106,712
TOTAL JUST VALUE		325,994
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,568

SALE:2:1: 122.86 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28287	SFR	662	12/21/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1186/0110	12/18/2009	WD	U	I	11	100
GRANTOR: HARRY D MOSELEY JR						
GRANTEE: TROY S MOSELEY & KA						
1183/2291	11/05/2009	WD	U	I	11	100
GRANTOR: HARRY D MOSELEY JR						
GRANTEE: TROY S MOSELEY & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FOP= W18 S7 E18 N7$ S7 W18 S32 FOP= S6 E52 N6 W52$ E52 N32 FOP= N7 W17 S7 E17$ W17 N7$.

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	0040	BARN,POLE	0	100	22	47	1,034.00	UT	2.50	2.50	100	2009	2009	3	100	2,585	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
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 12,085

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	2.02	AC		1.00	1.00	1.00	9,500.00	9,500.00	19,190							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	280.00	280.00	2,240							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	76,000							

REVIEW DATE 10/24/2017 BY BC Total Acres: 10.02 Total Land Value: 21,430 Market: 76,000 Agricultural: 2,240 Common: 19,190 PRINTED 11/18/2025 BY SYS