

BEG NW COR OF SE1/4 OF NW1/4, E
MAINT RD R/W OF SW OLD WIRE RD,
563.43 FT, NW 234.53 FT, N 379.7

URRUTIA DAVID
8390 SW OLD WIRE RD
FORT WHITE, FL 32038

2026

23-6S-16-03923-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	04	C ABOVE GD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

Quality	06	06
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		02
NEIGHBORHOOD/LOC	23616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	70	100		70	9,123
BAS	430	100		430	56,038
BAS	1,556	100		1,556	202,778
FOP	96	30		29	3,779
TOTALS	2,152			2,085	271,716

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0296	SHED METAL	0 100	50	32	1,600.00	UT	9.00	9.00
2	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00
3	0169	FENCE/WOOD	0 100	0	0	1.00	UT	2,000.00	2,000.00
4	0060	CARPORT F	0 100	32	32	1,024.00	UT	7.00	7.00
5	0258	PATIO	0 100	0	0	1.00	UT	2,000.00	2,000.00
6	0030	BARN, MT	0 100	0	0	1,500.00	UT	15.00	15.00
7	0169	FENCE/WOOD	0 100	0	0	1.00	UT	2,500.00	2,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100			0.00	0.00	3.84
2	9901	C	AC/XFOB	100					0.90

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,085	119.9583	134.35	280,120	2017	2022	0	0	0	97.00
1 SINGLE FAM 100% - 2025 Heated Area: 2056 HX Base Yr 2025											
8390 SW OLD WIRE RD, FORT WHITE											

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0296	SHED METAL	0 100	50	32	1,600.00	UT	9.00	9.00
2	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00
3	0169	FENCE/WOOD	0 100	0	0	1.00	UT	2,000.00	2,000.00
4	0060	CARPORT F	0 100	32	32	1,024.00	UT	7.00	7.00
5	0258	PATIO	0 100	0	0	1.00	UT	2,000.00	2,000.00
6	0030	BARN, MT	0 100	0	0	1,500.00	UT	15.00	15.00
7	0169	FENCE/WOOD	0 100	0	0	1.00	UT	2,500.00	2,500.00

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100			0.00	0.00	3.84
2	9901	C	AC/XFOB	100					0.90

COLUMBIA COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					271,716				
TOTAL MARKET OB/XF VALUE					55,968				
TOTAL LAND VALUE - MARKET					47,400				
TOTAL MARKET VALUE					375,084				
SOH/AGL Deduction					0				
ASSESSED VALUE					375,084				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					324,362				
TOTAL JUST VALUE					375,084				
NCON VALUE					25,000				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					353,186				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052392	Storage Building	13,097	02/20/2025
35432	SFR	771	06/13/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1523/2063	9/13/2024	WD	Q	I	05	559,000	
GRANTOR: CUNNINGHAM CHAD C							
GRANTEE: URRUTIA DAVID							
1513/2656	5/06/2024	QC	U	V	11	85,000	
GRANTOR: PEELER RAYMOND S							
GRANTEE: CUNNINGHAM KATHERIN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W54 S6 S31 E16 N5 E12 N6 N8 E12 S8 E14 N26 \$									
BAS=[ORIG=-54,6] W20 S20 E14 S5 E6 N25 \$									
FOP=[ORIG=-26,26] E12 N8 W12 S8 \$									
BAS=[ORIG=-74,26] S5 E14 N5 W14 \$									