

N1/2 OF S1/2 OF NE1/4 OF NW1/4.
734-975, 756-868, 774-345, 785-6

WINGFIELD THOMAS
750 SW SPIRIT AVE
FORT WHITE, FL 32038

2026

24-7S-16-04312-000



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	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	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality		05	05
DOR CODE		0200 MOBILE HOME	
MAP NUM			02
NEIGHBORHOOD/LOC		24716.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	1,612	100	94,928
USP	220	35	4,534
TOTALS	1,832		99,463

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	
3	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	
4	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	3.01
2	0000	C	VAC RES	100		A-1	0.00	0.00	7.00

REVIEW DATE 07/10/2015 BY DF

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,689	113.9000	107.07	180,841	1997	1997	0	0	45.00	55.00	
1 MANUF 1 100% - 2021 Heated Area: 1612 HX Base Yr 2021												
BAS USP												
750 SW SPIRIT AVE, FORT WHITE												

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

TOTAL OB/XF												
10,100												

Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			99,463
TOTAL MARKET OB/XF VALUE			10,100
TOTAL LAND VALUE - MARKET			95,095
TOTAL MARKET VALUE			204,658
SOH/AGL Deduction			87,544
ASSESSED VALUE			117,114
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			66,392
TOTAL JUST VALUE			204,658
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			204,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18933	M H	125	11/07/2001
15557	M H	125	05/21/1999
12088	M H	125	01/29/1997
11358	M H	125	07/01/1996
10116	M H	125	08/22/1995
10099	M H	125	08/18/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1419/0536	9/10/2020	WD	U	I	11	100
GRANTOR: NIEL WINGFIELD						
GRANTEE: THOMAS WINGFIELD						
1356/1870	3/27/2018	WD	U	I	11	100
GRANTOR: HANA WINGFIELD						
GRANTEE: NIEL WINGFIELD						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W62 S26 E30 USP= S11 E20 N11 W20\$ E32 N26\$.									

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