COMM NW COR OF SW1/4 OF SE1/4, R
POB, CONT E 420 FT, S 210 FT, W
N 210 FT TO POB.

HICKS BRADLEY/HICKS WENDY
1391 SW SPIRIT AVE
FORT WHITE, FL 32028

2026

24-7S-16-04315-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24716.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

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

1391 SW SPIRIT AVE, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,100
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	35,100
SOH/AGL Deduction	0
ASSESSED VALUE	35,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,100
TOTAL JUST VALUE	35,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,100

XFOB:1:1: GENRL MH

BLDG:1:1: GENRL MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14727	M H	125	11/13/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1471/1084	3/11/2022	WD	U	I	37	21,900
GRANTOR: FLYING FARMER LLC						
GRANTEE: HICKS BRADLEY						
1148/2435	4/17/2008	WD	Q	I	01	100
GRANTOR: MARK SULLIVAN						
GRANTEE: FLYING FARMER LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,100

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	0700	C	MISC RES	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000							

REVIEW DATE 07/10/2015 BY DF Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 10/30/2025 BY SYS