LOT 2 BIG OAKS UNREC: COMM NE CO
80.45 FT TO W R/W OLD WIRE RD, R
W 121.02 FT, S 369.08 FT FOR POB

PIVEN LEAH/BLORE JAMES K
2986 SW OLD WIRE RD
FT WHITE FL, FL 32038

2025

26-5S-16-03717-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

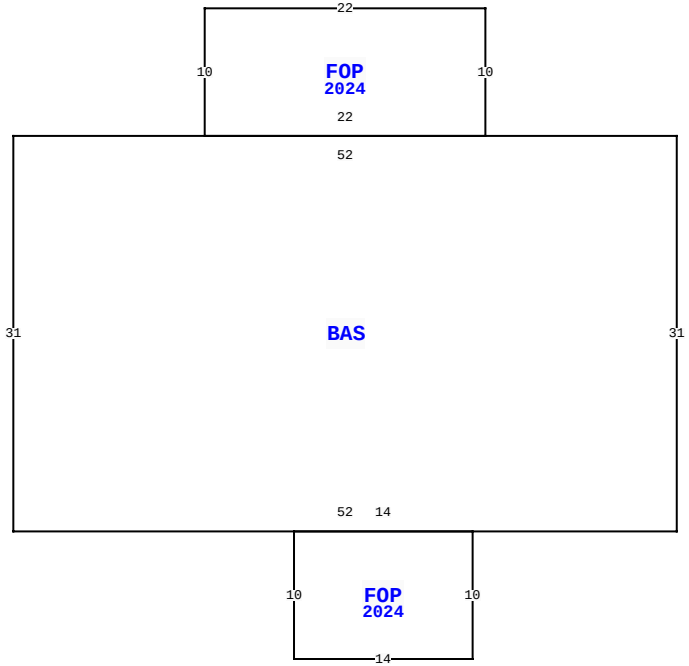
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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		MKT AREA 02
NEIGHBORHOOD/LOC	26516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100		1,612	169,944
FOP	140	35	2024	49	5,166
FOP	220	35	2024	77	8,118
TOTALS	1,972			1,738	183,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,738	114.5000	113.36	197,020	2012	2020	0	0	0	7.00	93.00

2 MANUF 2 – 100% - 2024 Heated Area: 1612 HX Base Yr 2024



2986 SW OLD WIRE 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		183,229
TOTAL MARKET OB/XF VALUE		27,008
TOTAL LAND VALUE - MARKET		95,095
TOTAL MARKET VALUE		305,332
SOH/AGL Deduction		220,853
ASSESSED VALUE		84,479
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		33,757
TOTAL JUST VALUE		305,332
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052720	Roof Replacement	8,500	03/27/2025
30919	M H	375	04/08/2013
30627	STORAGE	148	11/29/2012
12206	M H	125	02/26/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/996	10/24/2023	WD	Q	I	01	346,000
GRANTOR: HODGES RONALD L						
GRANTEE: PIVEN LEAH						
1458/1973	2/03/2022	WD	Q	I	01	270,000
GRANTOR: VAUGHAN PRESTON OWEN						
GRANTEE: HODGES RONALD L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=1,-3] W52 S31 E52 N31 $
FOP=[YR=2024;ORIG=-29,38] N10 E14 S10 W14 $
FOP=[YR=2024;ORIG=-14,-3] W22 N10 E22 S10 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0210	GARAGE U	0	100	24	42	1,008.00	UT	16.00	16.00	100	2013	2013	3	100	16,128	
3	0327	STABLES-SM	0	100	30	12	360.00	UT	8.00	8.00	100	2022	2021		100	2,880	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 27,008

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	0200	C	MBL HM	100		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,095							

REVIEW DATE 04/07/2025 BY chuck Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 07/31/2025 BY SYS