

BENNETT SHIRLEY
3108 SW OLD WIRE RD
FORT WHITE, FL 32038

26-5S-16-03717-148

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1	
CONSTRUCTION										VALUATION SUMMARY										3											
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY		STANDARD													
Exterior Wall		31	VINYL SID 100		0201	02	1,512	113.9000	107.07	161,890	2000	2000	0	0	0	45.00	55.00	Tax Group: 3		Tax Dist:											
Roof Structur		03	GABLE/HIP 100		1 MANUF 1 0% - 2002										Heated Area: 1512										HX Base Yr						
Roof Cover		03	COMP SHNGL 100		27 56 56 27 BAS										BUILDING MARKET VALUE										89,040						
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										7,000						
Interior Floo		14	CARPET 90												TOTAL LAND VALUE - MARKET										47,160						
Interior Floo		08	SHT VINYL 10												TOTAL MARKET VALUE										105,823						
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										0						
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										105,823						
Bedrooms			3 100												TOTAL EXEMPTION VALUE										0						
Bathrooms			2 100												BASE TAXABLE VALUE										105,823						
Frame		01	NONE 100												TOTAL JUST VALUE										143,200						
Stories		1.	1. 100												NCON VALUE										0						
Units		03	03 100		INCOME VALUE										PREVIOUS YEAR MKT VALUE		143,200														
Condition Adj		01	01 100																												
Kitchen Adjus		01	01 100																												
Quality		05	05																												
DOR CODE		5000	IMPROVED AG																												
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	1,512	100		1,512	89,040																										
TOTALS		1,512		1,512	89,040																										
EXTRA FEATURES					321 SW DEWEY CT, FORT WHITE										BLD DATE		LGL DATE		05/10/2024		MLU										
															XF DATE		LAND DATE														
															INC DATE		AG DATE														
L N	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	0	0	0	1.00	UT	7,000.00	7,000.00	100	2002	2002		100	7,000															
LAND DESCRIPTION										TOTAL OB/XF										7,000											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	5700	A	TIMBER 4	0					2.34	AC		1.00	1.00	1.00	227.00	227.00	531														
2	6200	A	PASTURE 3	0					0.90	AC		1.00	1.00	1.00	280.00	280.00	252														
3	9910	M	MKT. VAL. AG	0					4.24	AC		1.00	1.00	1.00	9,000.00	9,000.00	38,160														
4	9601	C	RETENTION AR	0					0.76	AC		1.00	1.00	1.00	0.00	0.00	0														
5	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000														
REVIEW DATE		05/06/2015		BY	TW		Total Acres: 5.00		Total Land Value: 9,783		Market: 38,160		Agricultural: 783		Common: 9,000		PRINTED 11/19/2025 BY SYS														