N 1/2 OF DESC PRCL: COMM AT THE
80.45 FT TO W LINE OLD WIRE RD,
943.34 FT TO POB, S 574.63 FT, W

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

2026

26-5S-16-03717-149

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

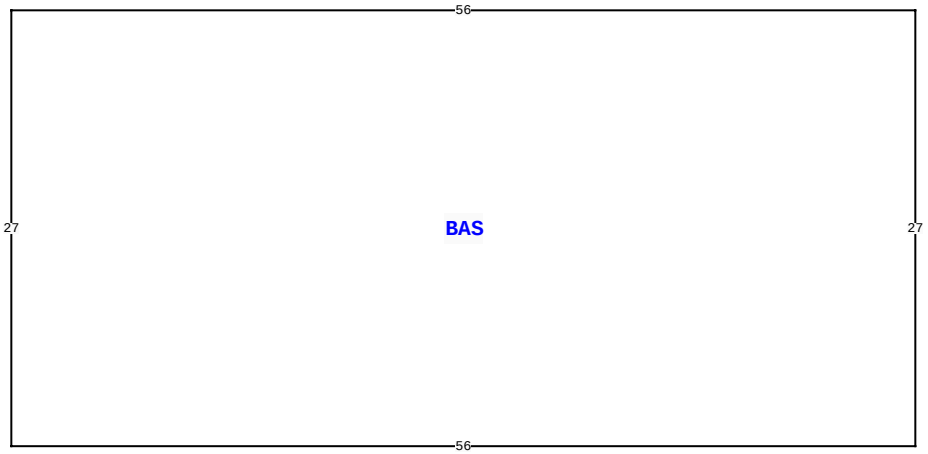
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
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	80,133
TOTALS	1,512			1,512	80,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	102.5100	96.36	145,696	1990	1990	0	0	0	45.00	55.00

1 MANUF 1 0% - 2002 Heated Area: 1512 HX Base Yr



2988 SW OLD WIRE RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	80,133
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	22,770
TOTAL MARKET VALUE	97,049
SOH/AGL Deduction	0
ASSESSED VALUE	97,049
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,049
TOTAL JUST VALUE	109,903
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052701	Electrical Servic		03/25/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1309/0493	5/22/2015	CD	U	V	11	0
GRANTOR: ROBERT MOULTON & DANI						
GRANTEE: SHIRLEY BENNETT						
1003/2296	12/24/2003	WD	Q	V	04	10,000
GRANTOR: DEAS BULLARD						
GRANTEE: SHIRLEY BENNETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

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	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

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	0					1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	5700	A	TIMBER 4	0					3.68	AC		1.00	1.00	1.00	227.00	227.00	835							
3	6200	A	PASTURE 3	0					0.29	AC		1.00	1.00	1.00	280.00	280.00	81							
4	9910	M	MKT.VAL.AG	0					1.53	AC		1.00	1.00	1.00	9,000.00	9,000.00	13,770							

REVIEW DATE 04/01/2025 BY TW Total Acres: 4.97 Total Land Value: 9,916 Market: 13,770 Agricultural: 916 Common: 9,000 PRINTED 11/19/2025 BY SYS