S 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-16-03717-150

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

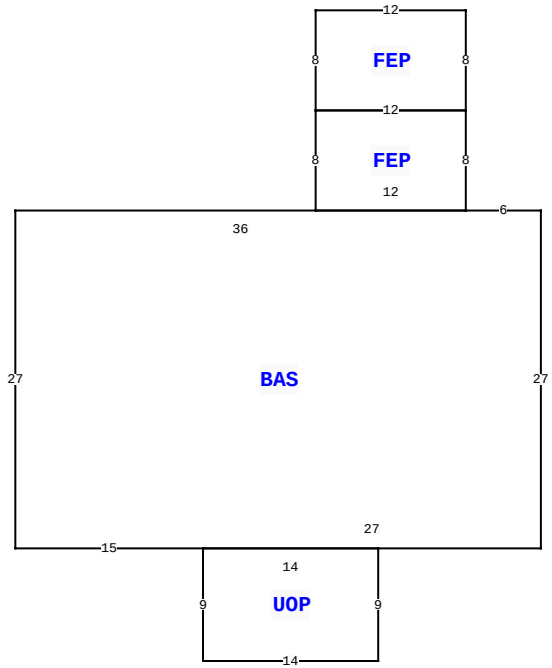
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,134	100		1,134	62,208
FEP	96	85		82	4,498
FEP	96	85		82	4,498
UOP	126	25		32	1,756
TOTALS	1,452			1,330	72,960

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,330	106.1100	99.74	132,654	1994	1994	0	0	0	45.00	55.00

1 MANUF 1 0% - 2002 Heated Area: 1134 HX Base Yr



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

3104 SW OLD WIRE RD, FORT WHITE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	72,960
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	20,790
TOTAL MARKET VALUE	85,818
SOH/AGL Deduction	0
ASSESSED VALUE	85,818
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,818
TOTAL JUST VALUE	96,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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=[ORIG=0,0] W6 W36 S27 E15 E27 N27 $
UOP=[ORIG=-27,27] S9 E14 N9 W14 $
FEP=[ORIG=-6,0] N8 W12 S8 E12 $
FEP=[ORIG=-6,-8] N8 W12 S8 E12 $
.

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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2002	2002		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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					3.78	AC		1.00	1.00	1.00	227.00	227.00	858							
3	9910	M	MKT.VAL.AG	0					1.31	AC		1.00	1.00	1.00	9,000.00	9,000.00	11,790							

REVIEW DATE 05/06/2015 BY TW Total Acres: 4.78 Total Land Value: 9,858 Market: 11,790 Agricultural: 858 Common: 9,000 PRINTED 11/19/2025 BY SYS