BEG NW COR OF NE1/4, E 947.04 FT
OF A CO GRADED RD 1218.92 FT, S
13.21 FT, N 745.80 FT TO POB.

DAVIS LARRY D/DAVIS KAREN L
9570 SW OLD WIRE RD
FT WHITE, FL 32038

**2026**

**27-6S-16-03950-004**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

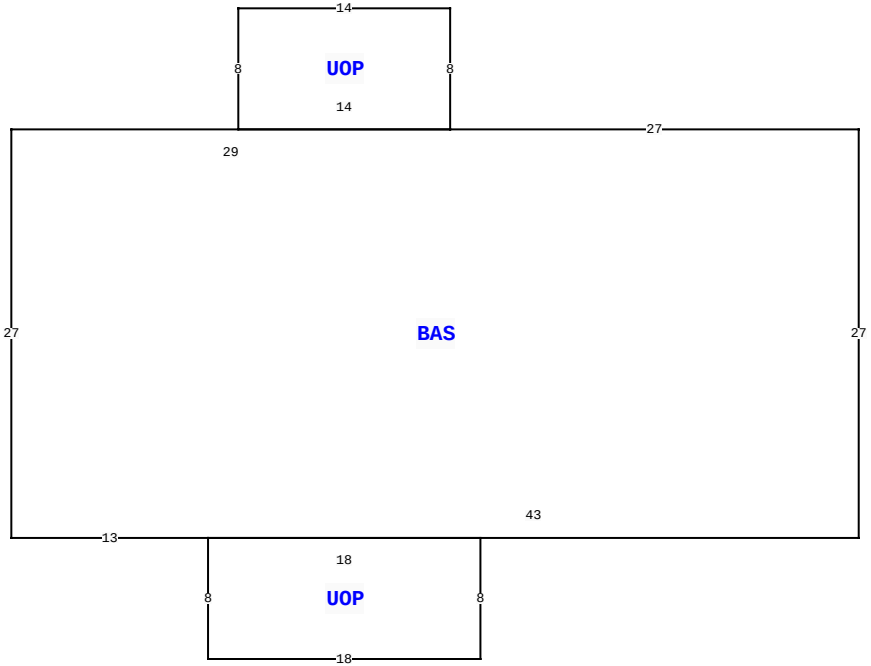
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 27616.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,512 | 100 | | 1,512 | 141,995 |
| UOP | 112 | 20 | | 22 | 2,066 |
| UOP | 144 | 20 | | 29 | 2,724 |
| TOTALS | 1,768 | | | 1,563 | 146,784 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,563 | 119.7900 | 134.16 | 209,692 | 1995 | 1995 | 0 | 0 | 0 | 30.00 | 70.00 |

2 SINGLE FAM 100% - 2015 Heated Area: 1512 HX Base Yr 2015




9570 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 | | 146,784 |
| TOTAL MARKET OB/XF VALUE | | 13,554 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 215,338 |
| SOH/AGL Deduction | | 91,227 |
| ASSESSED VALUE | | 124,111 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 73,389 |
| TOTAL JUST VALUE | | 215,338 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 217,435 |

BLDG:1:1: PINE MH

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000051088 | Generator | 0 | 10/15/2024 |
| 33632 | PUMP/UTPOL | 50 | 12/16/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1521/2432 | 8/16/2024 | LE | U | I | 14 | 100 |
| GRANTOR: DAVIS LARRY D (ENH LI | | | | | | |
| GRANTEE: MCCARTHY SARAH (RMD | | | | | | |
| 1283/2203 | 10/22/2014 | WD | U | I | 12 | 125,000 |
| GRANTOR: JP MORGAN CHASE BANK | | | | | | |
| GRANTEE: LARRY D & KAREN L D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W27 UOP= N8 W14 S8 E14$ W29 S27 E13 UOP= S8E18 N8 W18$ E43 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1995 | 1995 | 3 | 100 | 1,200 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 12 | 16 | 192.00 | UT | 12.00 | 12.00 | 100 | 2006 | 2006 | 3 | 100 | 2,304 | |
| 3 | 0070 | CARPORT UF | 0 | 100 | 18 | 20 | 360.00 | UT | 2.50 | 2.50 | 100 | 2006 | 2006 | 3 | 100 | 900 | |
| 4 | 0030 | BARN,MT | 0 | 0 | 0 | 0 | 900.00 | UT | 9.00 | 9.00 | 100 | 2016 | 2016 | 3 | 100 | 8,100 | |
| 5 | 0251 | LEAN TO W/ | 0 | 100 | 0 | 0 | 300.00 | UT | 3.50 | 3.50 | 100 | 2016 | 2016 | 3 | 100 | 1,050 | |

## LAND DESCRIPTION

TOTAL OB/XF 13,554

| 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 | 0100 | C | SFR | 100 | | 00 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 02/03/2016 BY TW Total Acres: 5.19 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 10/03/2025 BY SYS