COMM AT SW COR OF SE1/4, RUN N 2 FT TO E R/W OF COUNTY RD, N ALON FT, CONT N 305.77 FT FOR POB, CO

STUBBS JOHN
9549 SW OLD WIRE RD
FORT WHITE, FL 32038

2026

27-6S-16-03950-113

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

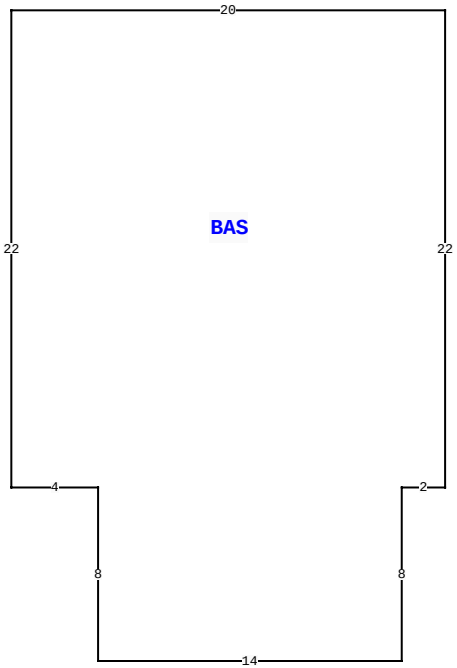
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	27616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	552	100		552	9,080
TOTALS	552			552	9,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	552	73.4400	82.25	45,402	1990	1990	0	0	60	35.00	20.00

1 SINGLE FAM 100% - 2013 Heated Area: 552 HX Base Yr 2013



9549 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		9,080
TOTAL MARKET OB/XF VALUE		6,074
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		70,154
SOH/AGL Deduction		30,936
ASSESSED VALUE		39,218
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,218
TOTAL JUST VALUE		70,154
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1238/2338	7/18/2012	WD	U	I	11	100
GRANTOR: DANI LEE						
GRANTEE: JOHN STUBBS						
1232/0397	3/26/2012	WD	Q	I	01	40,000
GRANTOR: ANDRES LARA IBARRA						
GRANTEE: DANI LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S22 E4 S8 E14 N8 E2 N22$.

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	0031	BARN,MT AE	0	100	30	25	750.00	UT	12.00	12.00	50	2006	2006	3	50	4,500	
2	0166	CONC,PAVMT	0	100	6	18	108.00	UT	3.00	3.00	100	2006	2006	3	100	324	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	750	

LAND DESCRIPTION

TOTAL OB/XF 6,074

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/05/2015 BY TW Total Acres: 5.38 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/19/2025 BY SYS