

COMM NW COR OF S1/2 OF SW1/4, E
POB, CONT E 1407.32 FT TO W R/W
RD, S ALONG R/W 457.77 FT W 1410

MORGAN WAYNE A/DENSILOW APRIL D
10306 SW OLD WIRE RD
FORT WHITE, FL 32038-3624

2026

27-6S-16-03954-003



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	VINYL SID 100			
Exterior Wall	00	N/A 0			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LAM/VNLPLK 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	4	100			
Bathrooms	2	100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Units	0	100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality		05	05		
DOR CODE		5000 IMPROVED AG			
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC		16.00		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2024	2,356	233,290
	2,356			2,356	233,290

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0201	02	2,356	114.5000	107.63	253,576	2023	2023	0	0	5	3.00	92.00
1 MANUF 1		100% - 2024		Heated Area: 2356				HX Base Yr 2024				
BAS 2024												

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4			Tax Dist:				
BUILDING MARKET VALUE				233,290			
TOTAL MARKET OB/XF VALUE				6,100			
TOTAL LAND VALUE - MARKET				103,110			
TOTAL MARKET VALUE				273,212			
SOH/AGL Deduction				4,464			
ASSESSED VALUE				268,748			
TOTAL EXEMPTION VALUE			HX	HB	50,722		
BASE TAXABLE VALUE				218,026			
TOTAL JUST VALUE				342,500			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				345,036			