

BEG INTERS OF N LINE OF SEC & E
FT. S 350 FT, W 320 FT, N 350 FT
POB. (BEING IN NE1/4 OF NE1/4 E

WILSON RUSSELL J
16955 SW STATE ROAD 47
FT WHITE, FL 32038

2026

28-6S-16-03959-001



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION SUMMARY													
Exterior Wall	05	AVERAGE 50	0100	01	3,292	77.9247	87.28	287,326	1939	1966	0	0	20	35.00	45.00	VALUATION BY STANDARD													
Exterior Wall	19	COMMON BRK 50	1 SINGLE FAM 100% - 0													Heated Area: 2999 HX Base Yr													
Roof Structur	03	GABLE/HIP 100														Tax Group: 3 Tax Dist:													
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 129,297													
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 9,108													
Interior Floo	08	SHT VINYL 50														TOTAL LAND VALUE - MARKET 7,710													
Interior Floo	14	CARPET 50														TOTAL MARKET VALUE 146,115													
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 58,735													
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 87,380													
Bedrooms	3	100														TOTAL EXEMPTION VALUE HX HB 50,722													
Bathrooms	3	100														BASE TAXABLE VALUE 36,658													
Frame	01	NONE 100														TOTAL JUST VALUE 146,115													
Stories	1.5	1.5 100														NCON VALUE 0													
Architectual	05	CONV 100														INCOME VALUE													
Units	0	100														PREVIOUS YEAR MKT VALUE 146,115													
Condition Adj	01	01 100																											
Kitchen Adjus	01	01 100																											
Quality 03 03																PERMIT NUM DESCRIPTION AMT ISSUED													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 02																													
NEIGHBORHOOD/LOC 28616.00 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	SALES DATA																							
BAS	2,207	100		2,207	86,682	OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																	
FCP	528	25		132	5,184																								
FOP	18	30		5	196																								
FOP	112	30		34	1,336																								
FOP	144	30		43	1,689																								
FSP	88	40		35	1,375																								
FST	48	55		26	1,021																								
FUS	792	100		792	31,107																								
PTO	370	5		18	707																								
TOTALS	4,307			3,292	129,297	BLD DATE LGL DATE																							
EXTRA FEATURES						XF DATE LAND DATE																							
INC DATE AG DATE						BUILDING NOTES																							
L N	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	0040	BARN, POLE	0 100	44 60	1.00	UT	0.00	0.00	100	0	0	3	100	2,500															
2	0011	BARN, BLK A	0 100	34 40	1.00	UT	0.00	0.00	100	0	0	3	100	3,000															
3	0180	FPLC 1STRY	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000															
4	0119	MASONRY WA	0 0	0 0	536.00	UT	5.00	5.00	60	1993	1993	3	60	1,608															
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	2.57	AC		1.00	1.00	1.00	3,000.00	3,000.00	7,710												
REVIEW DATE 06/10/2015 BY TW Total Acres: 2.57 Total Land Value: 7,710 Market: 0 Agricultural: 0 Common: 7,710 PRINTED 10/13/2025 BY SYS																													