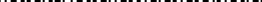


COUCH JOHN M/COUCH LAJUAN T
2869 SW WILSON SPRINGS RD
FT WHITE, FL 32038

2026



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

17MSNRY STUC 90

Roof Structur

08IRREGULAR 100

Roof Cover

14PREFIN MT 100

Interior Wall

05DRYWALL 100

Interior Floo

14CARPET 90

Interior Floo

11CLAY TILE 10

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame Stories

01NONE 100

Architectual Units

1. 1. 100

Condition Adj

05CONV 100

Kitchen Adjus

0 100

Quality

0303 100

DOR CODE

0101 100

MAP NUM

MKT AREA02

NEIGHBORHOOD/LOC

31616.0201.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,738

100

1,738

169,896

FGR

294

55

162

15,836

FOP

84

30

25

2,444

UCP

144

20

29

2,835

UDU

144

55

79

7,723

TOTALS

2,404

2,033

198,733

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCT% NORM% COND

0100012,033134.2737150.39305,7431990199000035.0065.00

1 SINGLE FAM100% - 1996Heated Area: 1738HX Base Yr 1996

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1

3

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE198,733

TOTAL MARKET OB/XF VALUE1,197

TOTAL LAND VALUE - MARKET17,000

TOTAL MARKET VALUE216,930

SOH/AGL Deduction77,477

ASSESSED VALUE139,453

TOTAL EXEMPTION VALUEHX HB SX100,722

BASE TAXABLE VALUE38,731

TOTAL JUST VALUE216,930

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE219,987

SALE:2:1: LOT 1 FRY ACRES

SALE:1:1: LOT 1 FRY ACRES

BLDG:1:1: OVER CHARGED IN 1991 REMOVE IN 1993

PERMIT NUMDESCRIPTIONAMTISSUED

7151ADDN SFR7,00005/12/1993

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

1302/231210/19/2015LE U I 14100

GRANTOR: JOHN M & LAJUAN T COU

GRANTEE: BRYAN ANDREW COUCH

0812/215710/19/1995WD Q I 87,500

GRANTOR: MAE LYNN TRUSTEE

GRANTEE: JOHN M & LAJUAN COU

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 N14 W24 S14 W11 S30 E30 FOP= S14 E6 N14 W6\$ E6 FGR= S14 E14 N21 W14 S7\$ N7 E14 N23\$ PTR= N30 UDU= N12 UCP= N12 W12 S12 E12\$ W12 S12E12\$ S30\$.

EXTRA FEATURES

2869 SW WILSON SPRINGS RD, FORT WHITE FL

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

03/10/2022MLU

LAND DESCRIPTION

TOTAL OB/XF1,197

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

10100CSFR100A-10.000.001.00LT1.001.001.0017,000.0017,000.0017,000

REVIEW DATE06/10/2015BYDFTotal Acres: 2.10Total Land Value: 17,000Market: 0Agricultural: 0Common: 17,000PRINTED 11/17/2025 BY SYS