LOT 2 FRY ACRES S/D.
785-445, 854-1824 1825, 868-1127

MARCOTTE LEONARD A/LUND JOYCE MARIE
2833 SW WILSON SPRINGS ROAD
FORT WHITE, FL 32038

2026

31-6S-16-04009-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

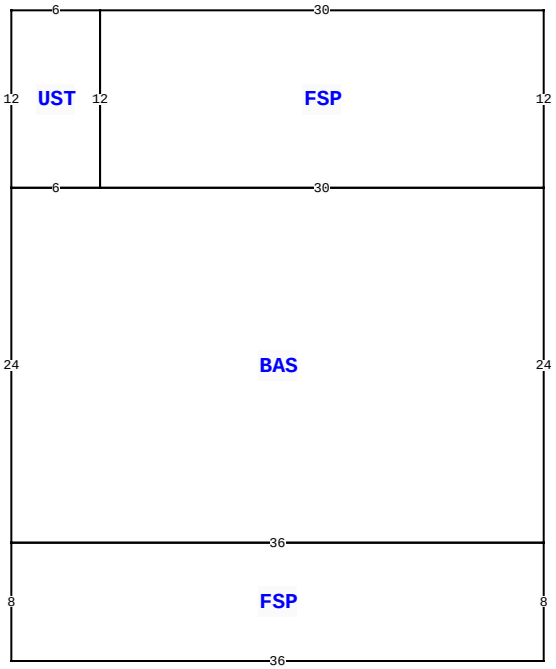
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	31616.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	95,600
FSP	288	40		115	12,725
FSP	360	40		144	15,933
UST	72	45		32	3,541
TOTALS	1,584			1,155	127,798

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,155	131.7228	147.53	170,397	2000	2000	0	0	0	25.00	75.00

2 SINGLE FAM 50% - 2017 Heated Area: 864 HX Base Yr 2017



2833 SW WILSON SPRINGS RD, FORT WHITE

BLD DATE	11/16/1998 MO	LGL DATE	03/10/2022 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		127,798
TOTAL MARKET OB/XF VALUE		4,300
TOTAL LAND VALUE - MARKET		17,000
TOTAL MARKET VALUE		149,098
SOH/AGL Deduction		28,943
ASSESSED VALUE		120,155
TOTAL EXEMPTION VALUE	HA HAB SX	54,142
BASE TAXABLE VALUE		66,013
TOTAL JUST VALUE		149,098
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18237	ADDN SFR	105	05/03/2001
15783	PUMP/UTPOL	30	07/14/1999
14694	M H	125	11/12/1998
13810	M H	125	03/26/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1311/0555	3/09/2016	WD	Q	I	01	95,000
GRANTOR: BUFORD SUTTON						
GRANTEE: LEONARD A & JOYCE M						
1015/2122	5/18/2004	WD	Q	I		81,000
GRANTOR: CHARLES & DOMINQUE HA						
GRANTEE: BUFORD SUTTON						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N12 W30 S12 E30$ BAS= W30 UST= N12 W6 S12 E6$ W6 S24
FSP= S8 E36 N8 W36$ E36 N24$.

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	0180	FPLC 1STRY	0	50	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	100	2,000	
2	0040	BARN,POLE	0	50	12	36	1.00	UT	0.00	0.00	100	2000	2000	3	100	2,000	
3	0169	FENCE/WOOD	0	50	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 4,300

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	50		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	17,000.00	17,000.00	17,000							

REVIEW DATE 06/10/2015 BY DF Total Acres: 2.11 Total Land Value: 17,000 Market: 0 Agricultural: 0 Common: 17,000 PRINTED 11/17/2025 BY SYS