LOT 10 FRY ACRES S/D.
841-011, 844-1199, 885-290,940-2

BON PATRICK BRIAN/YOUNG RAIVEN KIMBERLY
2491 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2026

31-6S-16-04009-110

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

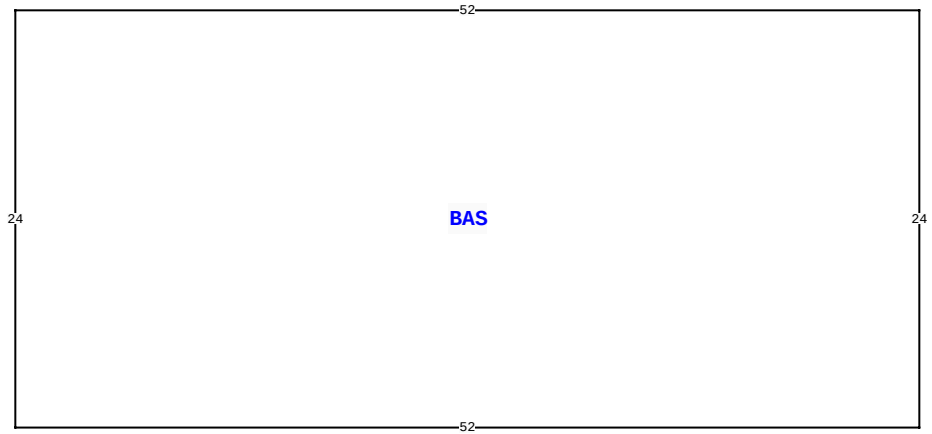
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
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	1,248	100		1,248	32,353
TOTALS	1,248			1,248	32,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,248	108.0150	64.81	80,883	1998	1998	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1248 HX Base Yr



2491 SW WILSON SPRINGS RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/10/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	32,353
TOTAL MARKET OB/XF VALUE	7,300
TOTAL LAND VALUE - MARKET	17,000
TOTAL MARKET VALUE	56,653
SOH/AGL Deduction	0
ASSESSED VALUE	56,653
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,653
TOTAL JUST VALUE	56,653
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19315	M H	125	03/12/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1538/2384	4/11/2025	WD	Q	I	01	160,000
GRANTOR: GARLIND INVESTMENTS L						
GRANTEE: BON PATRICK BRIAN						
1292/2062	4/10/2015	WD	Q	I	01	38,000
GRANTOR: THOMAS F JR & KAREN M						
GRANTEE: GARLIND INVESTMENTS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S24 E52 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	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,300

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	0200	C	MBL HM	0		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 08/26/2025 BY TP Total Acres: 2.11 Total Land Value: 17,000 Market: 0 Agricultural: 0 Common: 17,000 PRINTED 11/17/2025 BY SYS