SW1/4 OF SE1/4, EX THE W 60 FT D
934-011. ALSO THE S 61.47 FT OF
FT OF NW1/4 OF SE1/4.

DOUGLAS ORION/BRENDA D MORRIS
2464 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2026

31-6S-16-04013-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

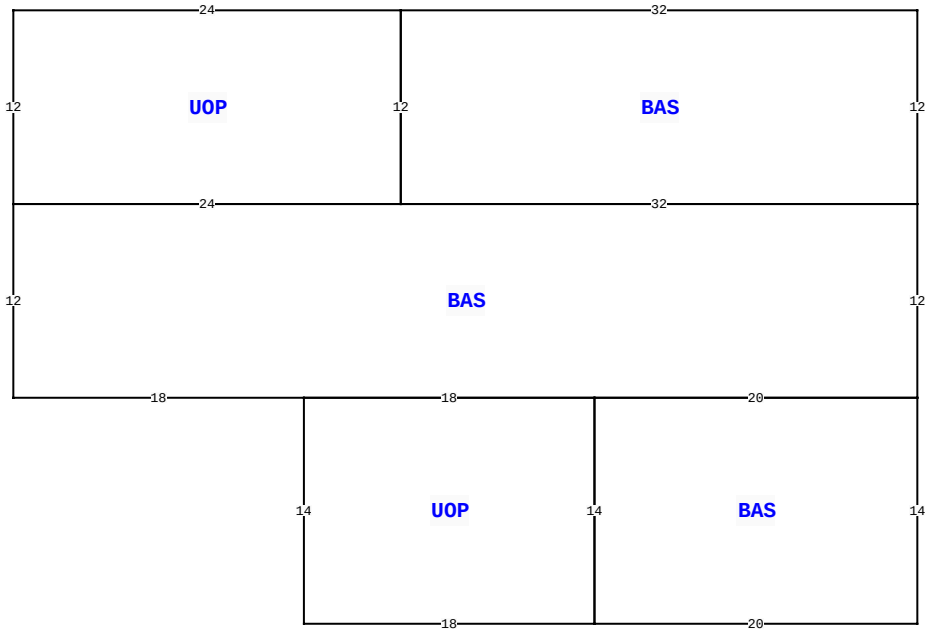
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	31616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	280	100		280	5,438
BAS	384	100		384	7,457
BAS	672	100		672	13,050
UOP	252	25		63	1,224
UOP	288	25		72	1,398
TOTALS	1,876			1,471	28,567

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,471	80.9100	48.55	71,417	1974	1974	0	0	0	60.00	40.00

2 MOBILE HME 100% - 0 Heated Area: 1336 HX Base Yr



2421 SW WILSON SPRINGS RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		28,567
TOTAL MARKET OB/XF VALUE		9,628
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		53,115
SOH/AGL Deduction		24,338
ASSESSED VALUE		28,777
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		3,777
TOTAL JUST VALUE		198,195
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,195

XFOB:4:1: ELMWO MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1288/2012	1/29/2015	WD	U	I	11	100

GRANTOR: ORION DOUGLAS

GRANTEE: ORION DOUGLAS & BRE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N12 W32 S12 E32$ BAS= W32 UOP= N12 W24 S12 E24$ W24S12 E18 UOP= S14 E18 N14 W18$E18 BAS= S14 E20 N14 W20$ E20N12$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	500	
3	0296	SHED METAL	0	100	24	12	288.00	UT	6.00	6.00	100	2008	2008	3	100	1,728	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,628

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	39.00	AC		1.00	1.00	1.00	280.00	280.00	10,920							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	39.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	156,000							
3	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							

REVIEW DATE 06/10/2015 BY DF Total Acres: 40.00 Total Land Value: 14,920 Market: 156,000 Agricultural: 10,920 Common: 4,000 PRINTED 11/17/2025 BY SYS