W1/2 OF W1/2 OF SW1/4 OF SE1/4 P
OF W1/2 OF SW1/4 OF SE1/4 PARCEL

AUCHTER RICHARD/AUCHTER ANITA
1361 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2026

32-6S-16-04018-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	07	07

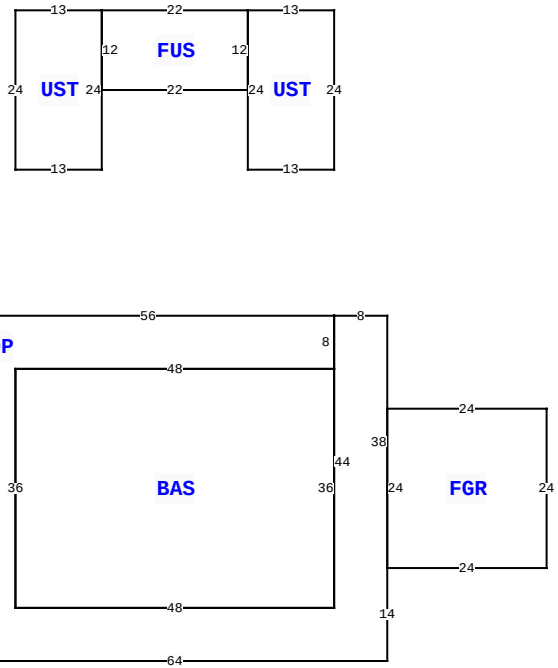
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 32616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	226,235
FGR	576	55		317	41,503
FOP	1,600	30		480	62,843
FUS	264	100		264	34,564
UST	312	45		140	18,329
UST	312	45		140	18,329
TOTALS	4,792			3,069	401,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,069	124.3550	139.28	427,450	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2024 Heated Area: 1992 HX Base Yr 2024



1361 SW WILSON SPRINGS RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		566,594
TOTAL MARKET OB/XF VALUE		59,314
TOTAL LAND VALUE - MARKET		118,200
TOTAL MARKET VALUE		686,908
SOH/AGL Deduction		278,412
ASSESSED VALUE		408,496
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		357,774
TOTAL JUST VALUE		744,108
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		750,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047354	Mobile Home		06/01/2023
000046640	Electrical Servic	0	03/03/2023
37411	SFR	1,629	11/06/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1518/2005	7/09/2024	LE	U	I	14	100
GRANTOR: AUCHTER RICHARD (ENH						
GRANTEE: AUCHTER ALEXANDRA M						
1039/0836	2/28/2005	WD	Q	V		130,000
GRANTOR: HAGAN						
GRANTEE: AUCHTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S36 E48 N36$ FOP= N8 W56 S52 E64 N14 FGR= E24 N24 W24 S24$ N38 W8 S44 W48 N36 E48$ PTR= N30 UST= N24 W13 FUS= W22 UST= W13 S24 E13 N24$ S12 E22 N12$ S24 E13$ S30$.

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	0190	FPLC PF	0	100	33	60	1.00	UT	1,200.00	1,200.00	100	2019	2019	3	100	1,200	
2	0040	BARN,POLE	0	100	33	60	1,980.00	UT	2.50	2.50	100	2019	2019	3	100	4,950	
3	0166	CONC,PAVMT	0	100	0	0	873.00	UT	2.25	2.25	100	2019	2019	3	100	1,964	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	500.00	500.00	100	2024	2023		100	500	
7	0030	BARN,MT	0	100	40	50	1.00	UT	30,000.00	30,000.00	100	2024	2023		100	30,000	
8	0251	LEAN TO W/	0	100	12	50	1.00	UT	9,000.00	9,000.00	100	2024	2023		100	9,000	
9	0252	LEAN-TO W/	0	100	12	40	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 59,314

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	100			0.00	0.00	8.70	AC		1.00	1.00	1.00	6,000.00	6,000.00	52,200							
2	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
3	6200	A	PASTURE 3	100					10.00	AC		1.00	1.00	1.00	280.00	280.00	2,800							
4	9910	M	MKT.VAL.AG	100					10.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	60,000							

REVIEW DATE 08/25/2023 BY JB Total Acres: 19.70 Total Land Value: 61,000 Market: 60,000 Agricultural: 2,800 Common: 58,200 PRINTED 11/13/2025 BY SYS

W1/2 OF W1/2 OF SW1/4 OF SE1/4 P
OF W1/2 OF SW1/4 OF SE1/4 PARCEL

AUCHTER RICHARD/AUCHTER ANITA
1361 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2026

32-6S-16-04018-004

BUILDING CHARACTERISTICS

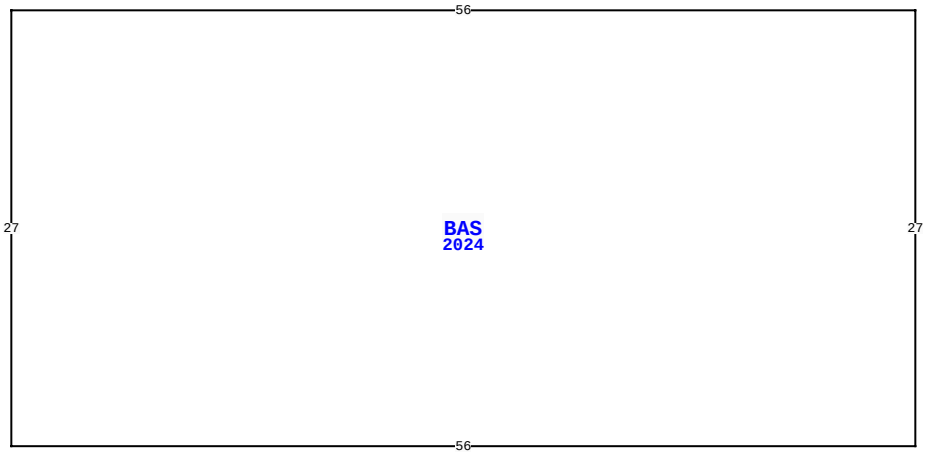
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	32616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2024	1,512	164,791
TOTALS	1,512			1,512	164,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,512	113.5000	112.36	169,888	2023	2023	0	0	0	3.00	97.00

2 MANUF 2 0% - 2024 Heated Area: 1512 HX Base Yr 2024



1361 SW WILSON SPRINGS RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		566,594
TOTAL MARKET OB/XF VALUE		59,314
TOTAL LAND VALUE - MARKET		118,200
TOTAL MARKET VALUE		686,908
SOH/AGL Deduction		278,412
ASSESSED VALUE		408,496
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		357,774
TOTAL JUST VALUE		744,108
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		750,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/2005	7/09/2024	LE	U	I	14	100
GRANTOR: AUCHTER RICHARD (ENH						
GRANTEE: AUCHTER ALEXANDRA M						
1039/0836	2/28/2005	WD	Q	V		130,000
GRANTOR: HAGAN						
GRANTEE: AUCHTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=18,9] E56 S27 W56 N27 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/25/2023 BY JB Total Acres: 19.70 Total Land Value: 61,000 Market: 60,000 Agricultural: 2,800 Common: 58,200 PRINTED 11/13/2025 BY SYS