COMM AT SE COR OF SEC, RUN W
15 FT FOR POB, RUN S 15 FT, W
615 FT, N 130.35 FT TO S R/W

HOWES SHAWN A/HOWES TWYLA N
1068 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2026

32-6S-16-04020-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

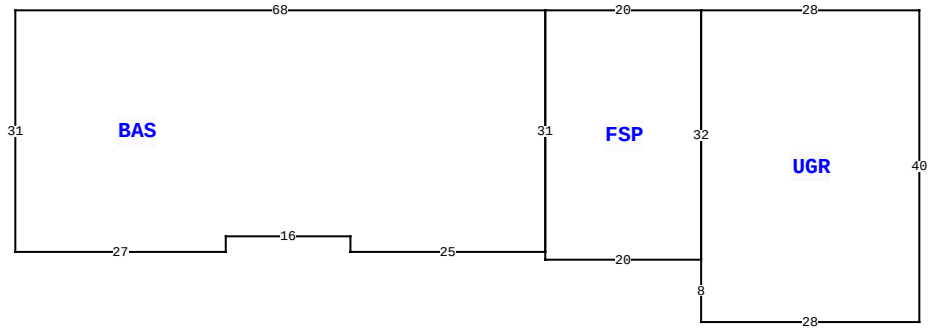
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	2,076	100		2,076	134,173
FSP	640	40		256	16,546
UGR	1,120	45		504	32,574
TOTALS	3,836			2,836	183,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,836	118.7000	117.51	333,258	2004	2004	0	0	0	45.00	55.00

1 MANUF 2 0% - 2021 Heated Area: 2076 HX Base Yr



1068 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	183,292
TOTAL MARKET OB/XF VALUE	9,100
TOTAL LAND VALUE - MARKET	25,950
TOTAL MARKET VALUE	218,342
SOH/AGL Deduction	8,987
ASSESSED VALUE	209,355
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	209,355
TOTAL JUST VALUE	218,342
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	218,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23402	GARAGE	250	07/21/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1410/0273	4/17/2020	WD	Q	I	01	163,500
GRANTOR: LEONARD G ROSENBECK						
GRANTEE: SHAWN A & TWYLA N H						
1403/2075	1/17/2020	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: LEONARD G ROSENBECK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S31 E27 N2 E16 S2 E25 FSP= S1 E20 UGR= S8 E28 N40 W28 S32$ N32 W20 S31$ N31$.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0166	CONC,PAVMT	0	0	20	10	200.00	UT	2.50	2.50	100	2005	2005	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	0	0	0	120.00	UT	2.50	2.50	100	2005	2005	3	100	300	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	200.00	200.00	50	2008	2008	3	50	100	

LAND DESCRIPTION

TOTAL OB/XF 9,100

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			0.00	0.00	3.46	AC		1.00	1.00	1.00	7,500.00	7,500.00	25,950							

REVIEW DATE 06/11/2015 BY DF Total Acres: 3.46 Total Land Value: 25,950 Market: 0 Agricultural: 0 Common: 25,950 PRINTED 11/12/2025 BY SYS