

COM SW COR OF SEC RUN N 433.99 F
WILSON SPRINGS RD FOR POB, RUN N
1531.62 FT. N 329.05 FT TO A POI

MATTHEWS CHARLES T
683 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2026

33-6S-16-04045-003



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	17 MSNRY STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	08 CLAY TILE 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	03 MASONRY 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	5000 IMPROVED AG
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	16.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,484	100		3,484	402,763
FBM	340	80		272	31,444
FGR	814	55		448	51,790
FOP	207	30		62	7,168
PTO	340	5		17	1,965
TOTALS	5,185			4,283	495,130

EXTRA FEATURES	
L N	OB/XF CODE
1	0190
2	0166
3	0011
4	0030
5	0260
6	0040
7	0040
8	0252

LAND DESCRIPTION	
L N	USE CODE
1	0100
2	6200
3	9910

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,283	126.7596	152.11	651,487	2001	2001	0	0	24.00	76.00
1 EXCEPT SFR 100% - 2002											
Heated Area: 3824											
HX Base Yr 2002											
360 SW PLYMOUTH AVE, FORT WHITE											

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

TOTAL OB/XF	
49,484	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE		495,130		
TOTAL MARKET OB/XF VALUE		49,484		
TOTAL LAND VALUE - MARKET		168,448		
TOTAL MARKET VALUE		562,273		
SOH/AGL Deduction		112,199		
ASSESSED VALUE		450,074		
TOTAL EXEMPTION VALUE		HX HB SX 100,722		
BASE TAXABLE VALUE		349,352		
TOTAL JUST VALUE		713,062		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		719,577		
SALE:2:3: 6.70 AC OUT & PUT IT INTO A TRUST.				
SALE:2:2: IN THE DIVORCE SETTLEMENT. HE SPLIT THI				
SALE:2:1: THE HUSBAND IS AWARDED THE FORT WHITE FA				
PERMIT NUM	DESCRIPTION		AMT	ISSUED
15223	SFR		515	03/16/1999
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q U V I RSN CD	SALE PRICE
1532/465	1/14/2025	LE U I	14	100
GRANTOR: MATTHEWS CHARLES T				
GRANTEE: MATTHEWS CHARLES T				
1532/460	1/14/2025	TR U I	11	100
GRANTOR: MATTHEWS CHARLES T RE				
GRANTEE: MATTHEWS CHARLES T				
BUILDING NOTES				

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W31 PTO= N10 W17 S20 E17 N10\$ S10 W7 S18 D5 L5 W16 L5 U5 W14 S51 E3 S3 E9 N3 E3 N15 E6 FOP= S5 D4 R4 E11 R4 U4 N5 W1 U4 L4 W9 L4 D4 W1\$ E1 U4 R4 E9 R4 D4 E7 U3 R3 N2 E7 FGR= S25 E22 N37 W22 S12\$ N12 E22 N47\$ PTR= N15 FBM= E17 N20 W17 S20\$ S15\$.	