LOT 20 BLOCK WEST COLUMBIA EAST-
736-449, WD 1300-1676,

RANGE CHRISTOPHER/RANGE JESSICA
4352 SW OLD WIRE RD
FORT WHITE, FL 32038

2026

35-5S-16-03755-023

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

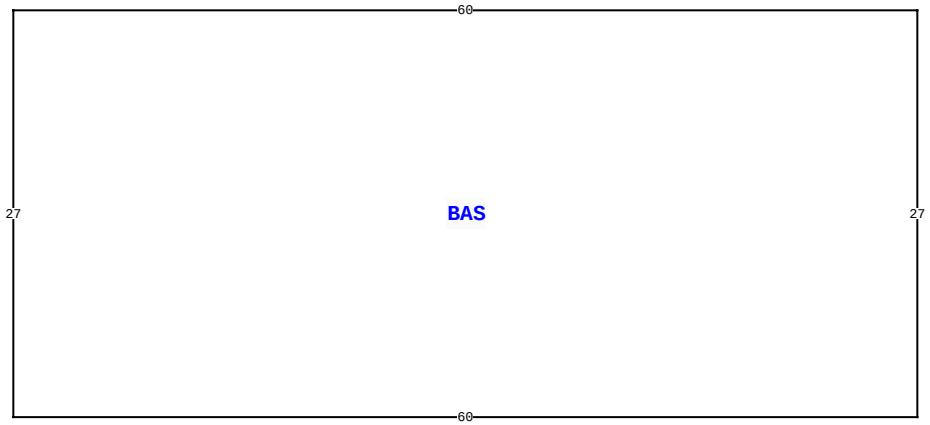
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35516.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	140,983
TOTALS	1,620			1,620	140,983

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,620	112.9000	106.13	171,931	2016	2016	0	0	0	18.00	82.00

1 MANUF 1 100% - 2018 Heated Area: 1620 HX Base Yr 2018



4352 SW OLD WIRE RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		140,983
TOTAL MARKET OB/XF VALUE		8,750
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		173,733
SOH/AGL Deduction		81,405
ASSESSED VALUE		92,328
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		41,606
TOTAL JUST VALUE		173,733
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33932	M H	563	04/08/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1349/2600	12/04/2015	AG	U	I	21	35,000
GRANTOR: JEAN WOODLANDS LLC						
GRANTEE: CHRISTOPHER & JESSI						
1301/1801	9/23/2015	WD	U	V	37	13,000
GRANTOR: LINDA CREWS TRUSTEE O						
GRANTEE: JEAN WOODLANDS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,000	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	750	
3	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 8,750

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 02/26/2020 BY BC Total Acres: 4.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/18/2025 BY SYS