LOT 1 COLUMBIA SOUTH S/D.
748-985, 785-1305, QC 1253-2082,

SPEARS RONNIE L/SPEARS PATRICIA L
4860 SW OLD WIRE RD
FT WHITE, FL 32038

2026

35-5S-16-03755-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

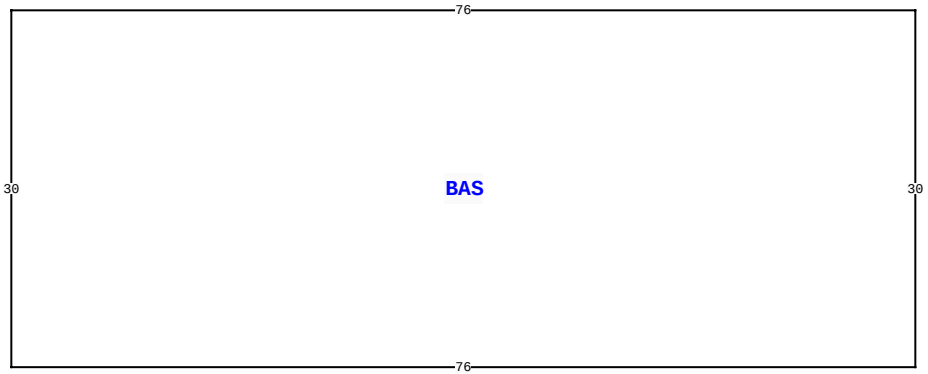
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 35516.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	227,212
TOTALS	2,280			2,280	227,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	116.5000	109.51	249,683	2020	2020	0	0	0	9.00	91.00

1 MANUF 1 0% - 2022 Heated Area: 2280 HX Base Yr



4860 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	227,212
TOTAL MARKET OB/XF VALUE	19,700
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	270,912
SOH/AGL Deduction	0
ASSESSED VALUE	270,912
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	270,912
TOTAL JUST VALUE	270,912
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	275,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38423	M H	479	07/31/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1446/783	8/27/2021	WD	Q	I	01	235,000
GRANTOR: BOWEN JERRY ALLEN						
GRANTEE: SPEARS RONNIE L						
1379/1403	2/21/2019	WD	Q	V	05	52,000
GRANTOR: MARY LEVEROCK						
GRANTEE: JERRY ALLEN & STACE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

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	2019	2019	3	100	1,200	
2	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	8,500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	1,000.00	100	2022	2021		100	1,000	
5	0262	PRCH,FOP	0	0	0	0	1.00	UT	0.00	2,000.00	100	2022	2021		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 19,700

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		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 11/24/2021 BY CP Total Acres: 4.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/18/2025 BY SYS