

LOT 5 COLUMBIA SOUTH S/D.
748-991, 831-1538, WD 1031-2579,

GEORGE DARREN/REYES KELLY
4760 SW OLD WIRE RD
FORT WHITE, FL 32038

2026

35-5S-16-03755-105



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
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	35516.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	106,782
UOP	96	25		24	1,438
UOP	136	25		34	2,037
UOP	200	25		50	2,996

TOTALS	2,214			1,890	113,254
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0296	SHED METAL	0 100	18	25	450.00	UT	7.00	7.00
2	0251	LEAN TO W/	0 100	12	25	300.00	UT	4.00	4.00
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00
4	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00
5	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00
6	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00
7	0031	BARN, MT AE	0 100	0	0	1.00	UT	0.00	0.00
8	0030	BARN, MT	0	0	12 36	1.00	UT	0.00	0.00
9	0251	LEAN TO W/	0 100	10	36	1.00	UT	0.00	0.00
10	0030	BARN, MT	0	0	18 24	1.00	UT	0.00	0.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,890	115.9000	108.95	205,916	2006	2006	0	0	0	45.00	55.00
2 MANUF 1 100% - 2019 Heated Area: 1782 HX Base Yr 2019												
4760 SW OLD WIRE RD, FORT WHITE												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/13/2024 MLU												

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		113,254	
TOTAL MARKET OB/XF VALUE		25,150	
TOTAL LAND VALUE - MARKET		24,000	
TOTAL MARKET VALUE		162,404	
SOH/AGL Deduction		47,836	
ASSESSED VALUE		114,568	
TOTAL EXEMPTION VALUE		HX HB SX DX 105,722	
BASE TAXABLE VALUE		8,846	
TOTAL JUST VALUE		162,404	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		162,404	

BLDG:1:1: MANATEE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24600	M H	348	06/06/2006
10274	M H	125	10/02/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	V I	RSN CD	SALE PRICE
1543/517	6/17/2025	WD	Q	I		05	395,000

GRANTOR: LAWHON CHARLES

GRANTEE: GEORGE DARREN

1235/2044	5/24/2012	WD	U	I	12		82,000
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GRANTOR: 21ST MORTGAGE CORP

GRANTEE: CHARLES & JUDY LAWH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 UOP= N8 W12 S8 E12\$ W14 S27 E35 UOP= S8 E17 N8 W17\$ E31 N27 UOP= N10 W20 S10 E20\$ W20\$.

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