LOT 15 BLOCK B SPRING HILLS S/D.
741-281, 788-2395, 799-1712, 924

WAINWRIGHT BRENDA S
115 SW WALNUT PLACE
FORT WHITE, FL 32038

2026

36-5S-15-00488-040

BUILDING CHARACTERISTICS

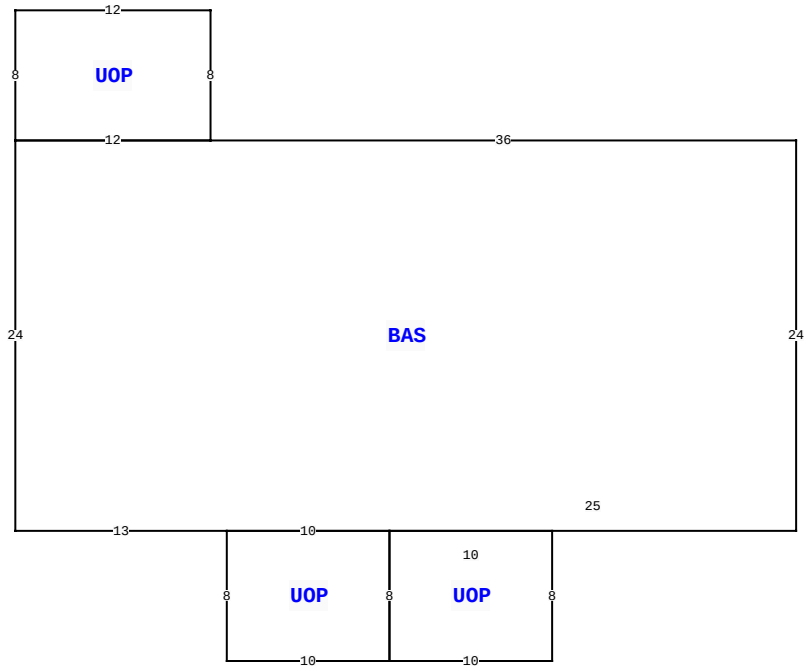
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	36515.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	31,491
UOP	80	25		20	547
UOP	80	25		20	547
UOP	96	25		24	656
TOTALS	1,408			1,216	33,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	113.9000	68.34	83,101	1999	1999	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2017 Heated Area: 1152 HX Base Yr 2017



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

1458 SW SPRUCE RD, FORT WHITE

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		33,240
TOTAL MARKET OB/XF VALUE		8,000
TOTAL LAND VALUE - MARKET		13,000
TOTAL MARKET VALUE		54,240
SOH/AGL Deduction		12,194
ASSESSED VALUE		42,046
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		17,046
TOTAL JUST VALUE		54,240
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		54,240

SALE:3:1: 2 LOTS - 2 PRCLS
SALE:2:1: SALE NOT IN LINE
SALE:1:1: LOT 15 BLOCK B SPRING HILLS S/D
LAND:1:1: 1.01 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053671	Electrical Servic		07/28/2025
18286	M H	125	05/17/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1307/2159	1/13/2016	QC	U	I	11	100
GRANTOR: JAMES ALEN WAINWRIGHT						
GRANTEE: BRENDA S WAINWRIGHT						
1230/0660	2/19/2012	WD	U	I	12	20,900
GRANTOR: VANDERBILT MORTGAGE &						
GRANTEE: JAMES A & BRENDA WA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 UOP= N8 W12 S8 E12$ W12 S24 E13 UOP= S8 E10 N8 W10$ E10 UOP= S8 E10 N8 W10$ E25 N24$.

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	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	
2	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 8,000

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	154.00	287.00	1.00	LT		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 07/28/2016 BY DF Total Acres: 1.01 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 10/07/2025 BY SYS