LOT 16 BLOCK D SPRING HILLS S/D.
629-389, 849-960, WD 1159-1901,

WALL JOHN/WALL CHERYL
1760 SW SPRUCE RD
FORT WHITE, FL 32038

2026

36-5S-15-00488-082

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

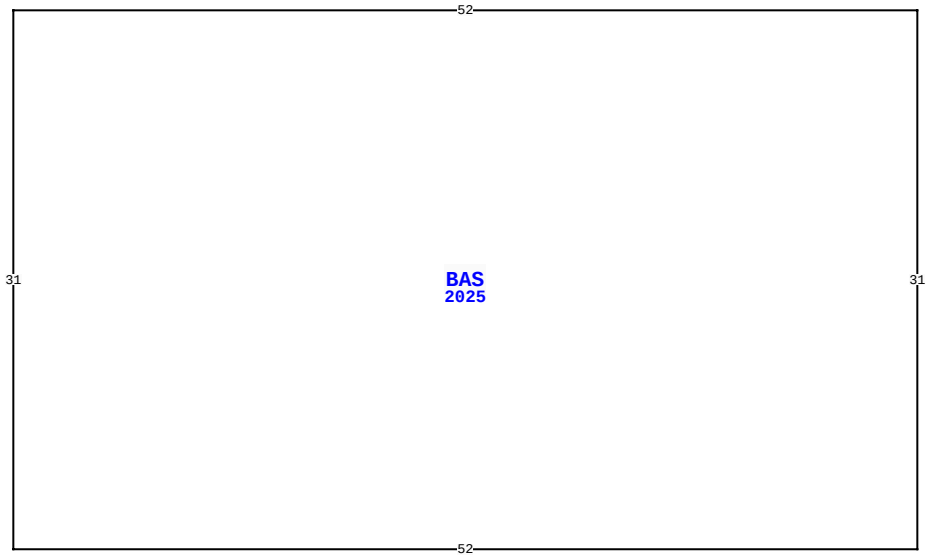
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	1,612	100	2025	1,612	137,654
TOTALS	1,612			1,612	137,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,612	113.5000	112.36	181,124	2014	2014	0	0	0	24.00	76.00

1 MANUF 2 100% - 2025 Heated Area: 1612 HX Base Yr 2025



1760 SW SPRUCE RD, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		137,654
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		13,000
TOTAL MARKET VALUE		157,654
SOH/AGL Deduction		17,003
ASSESSED VALUE		140,651
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		89,929
TOTAL JUST VALUE		157,654
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050349	Mobile Home		07/14/2024
000050040	Right-of-Way Acce		06/04/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1544/216	7/01/2025	WD	Q	I	01	178,000
GRANTOR: BAKTYS MICHELLE ANN						
GRANTEE: WALL JOHN						
1512/1789	4/16/2024	WD	Q	V	01	26,000
GRANTOR: NORRIS MELVA						
GRANTEE: BAKTYS MICHELLE ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=19,14] E52 S31 W52 N31 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	163.00	276.00	1.00	LT		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 09/10/2025 BY TP Total Acres: 1.03 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 11/07/2025 BY SYS