LOT 1 BLOCK EAST COLUMBIA EAST-W
AC FOR CO RD R/W TAKEN PRCL #52
1215-687,

ROBERTS MELANIE
P O BOX 1201
HIGH SPRINGS, FL 32655

2026

36-5S-16-03758-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

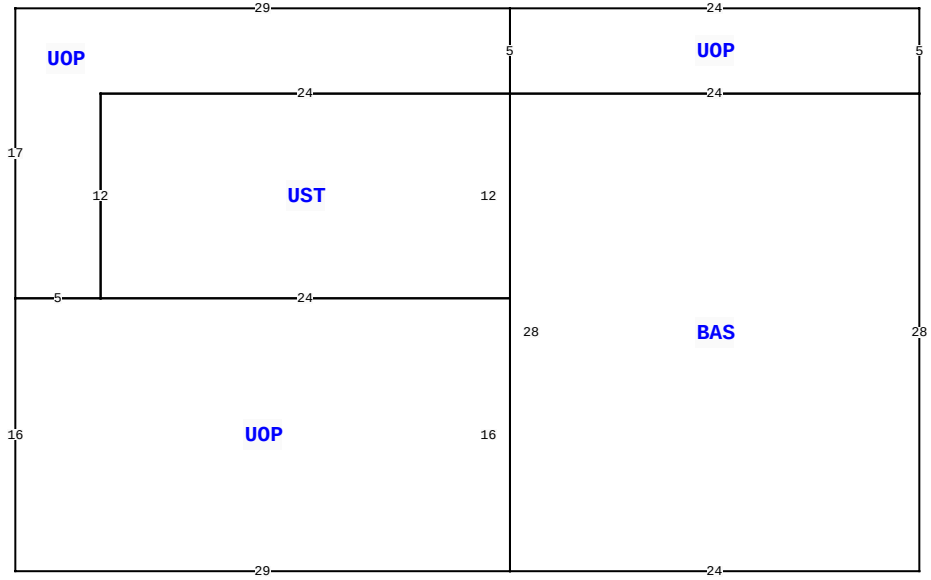
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	45,790
UOP	120	20		24	1,635
UOP	205	20		41	2,794
UOP	464	20		93	6,337
UST	288	45		130	8,858
TOTALS	1,749			960	65,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	960	93.6000	104.83	100,637	1996	1996	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1998 Heated Area: 672 HX Base Yr 1998



4367 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		65,414
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		91,414
SOH/AGL Deduction		27,270
ASSESSED VALUE		64,144
TOTAL EXEMPTION VALUE	HX HB	39,144
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		91,414
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		91,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6454	SFR	24,000	10/02/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0733/0796	10/02/1990	WD	Q	V		9,000

GRANTOR: FLORIDA WOODLANDS

GRANTEE: MELANIE ROBERTS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 UOP= N5 W29 S17 E5 N12 E24$ UST= W24 S12 UOP= W5 S16 E29 N16 W24$ E24 N12$ S28 E24 N28$ UOP= N5 W24 S5 E24$.

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	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	0100	C	SFR	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 02/27/2020 BY BC Total Acres: 3.98 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/18/2025 BY SYS