LOT 2, BLOCK EAST, COLUMBIA EAST
EX .21 AC FOR CO RD R/W TAKEN PR
ORB 1212-2114 {ONLY 0.1050 AC F

BEASLEY DANA LEIGH
4373 SW OLD WIRE ROAD
FORT WHITE, FL 32038

2026

36-5S-16-03758-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

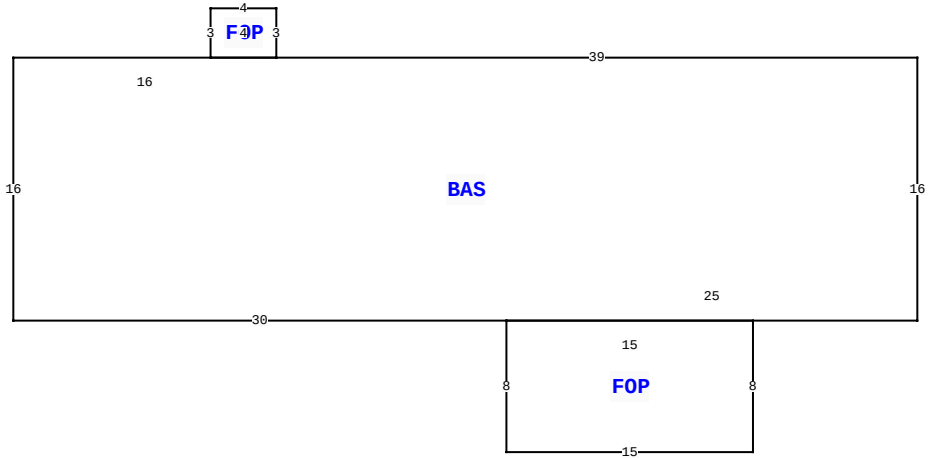
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 36516.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100		880	88,825
FOP	12	35		4	404
FOP	120	35		42	4,240
TOTALS	1,012			926	93,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	926	118.0000	110.92	102,712	1996	2020	0	0	0	9.00	91.00

2 MANUF 1 100% - 2025 Heated Area: 880 HX Base Yr 2025



4373 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		93,468
TOTAL MARKET OB/XF VALUE		9,928
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		127,396
SOH/AGL Deduction		2,714
ASSESSED VALUE		124,682
TOTAL EXEMPTION VALUE	HX HB SX DX	105,722
BASE TAXABLE VALUE		18,960
TOTAL JUST VALUE		127,396
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35575	M H	375	07/19/2017
35377	PUMP/UTPOL	50	06/01/2017
10999	M H	125	04/08/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/1046	7/26/2024	WD	Q	I	01	178,000
GRANTOR: HANEY MICHAEL L II						
GRANTEE: BEASLEY DANA LEIGH						
1469/1914	4/29/2022	WD	Q	I	01	145,000
GRANTOR: HILL LINDA						
GRANTEE: HANEY MICHAEL L II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 FOP= N3 W4 S3 E4$ W16 S16 E30 FOP= S8 E15 N8 W15$ E25 N16$.

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	0252	LEAN-TO W/	0	100	7	12	84.00	UT	2.00	2.00	100	1996	1996	3	100	168	
2	0294	SHED WOOD/	0	100	8	12	96.00	UT	7.50	7.50	100	1996	1996	3	100	720	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	10	23	230.00	UT	1.50	1.50	100	1996	1996	3	100	345	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	675	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	720	

LAND DESCRIPTION

TOTAL OB/XF 9,928

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	0102	C	SFR/MH	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 12/16/2024 BY TP Total Acres: 3.90 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/19/2025 BY SYS