LOT 10 BLOCK EAST COLUMBIA EAST-
AC FOR ADDN'L CO RD R/W TAKEN DE
1196-2785

BURT PHILIP J JR
4593 SW OLD WIRE RD
FORT WHITE, FL 32038

2026

36-5S-16-03758-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

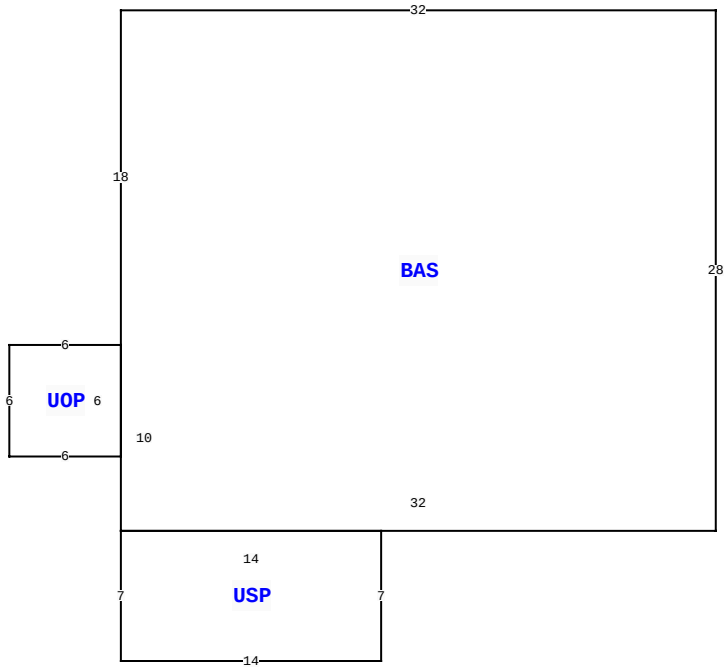
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	896	100		896	43,706
UOP	36	20		7	342
USP	98	35		34	1,658
TOTALS	1,030			937	45,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	937	79.1856	88.69	83,103	1950	1950	0	0	10	35.00	55.00

2 SINGLE FAM 100% - 2022 Heated Area: 896 HX Base Yr 2022



4593 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	45,707
TOTAL MARKET OB/XF VALUE	350
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	70,057
SOH/AGL Deduction	10,217
ASSESSED VALUE	59,840
TOTAL EXEMPTION VALUE	HX HB 34,840
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	70,057
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8248	RELOCATE	75	04/08/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1445/1886	8/24/2021	QC	U	I	11	100
GRANTOR: BURDICK GAIL						
GRANTEE: BURT PHILIP J JR						
0998/0667	10/24/2003	WD	Q	I	03	31,900
GRANTOR: FANNIE MAE						
GRANTEE: GAIL BURDICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S18 UOP= W6 S6 E6 N6$ S10 USP= S7 E14 N7 W14$ E32 N28$.

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 350

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: 3.90 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/19/2025 BY SYS