

W 1/2 OF LOT 14 BLOCK EAST EAST
EAST-WEST S/D.

BOYCE ROBERT W
4717 SW OLD WIRE RD
FORT WHITE, FL 32038

2026

36-5S-16-03758-014



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	05	AVERAGE 100	0800	02	1,588	105.2100	63.13	100,250	1989	1989	0	0	60.00	40.00	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 MOBILE HME 100% - 0													Heated Area: 1488 HX Base Yr													
Roof Cover	14	PREFIN MT 100															Tax Group: 3 Tax Dist:												
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE 40,100												
Interior Floo	14	CARPET 90															TOTAL MARKET OB/XF VALUE 10,740												
Interior Floo	08	SHT VINYL 10															TOTAL LAND VALUE - MARKET 12,000												
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE 62,840												
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction 30,454												
Bedrooms	3	100															ASSESSED VALUE 32,386												
Bathrooms	2	100															TOTAL EXEMPTION VALUE HX HB 25,000												
Stories	1.	1. 100															BASE TAXABLE VALUE 7,386												
Architectual	01	CONV 100															TOTAL JUST VALUE 62,840												
Units	0	100	NCON VALUE 0																										
Condition Adj	02	02 100	INCOME VALUE																										
Kitchen Adjus	01	01 100	PREVIOUS YEAR MKT VALUE 62,840																										
Quality 05 05			BLDG:1:1: FLEE MH																										
DOR CODE 0200 MOBILE HOME			XFOB:1:1: FLEE MH																										
MAP NUM																													
NEIGHBORHOOD/LOC 36516.010 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,488	100		1,488	37,575																								
UOP	63	25		16	404																								
UOP	119	25		30	758																								
USP	153	35		54	1,364																								
TOTALS	1,823			1,588	40,100																								
EXTRA FEATURES						4717 SW OLD WIRE RD, FORT WHITE																							
L N	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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500													
2	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	100	1993	1993	3	100	1,440													
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000													
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200													
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200													
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200													
7	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200													
TOTAL OB/XF 10,740																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0.50	LT		1.00	1.00	1.00	24,000.00	24,000.00	12,000												
REVIEW DATE 02/27/2020 BY BC Total Acres: 1.90 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/18/2025 BY SYS																													