

BEG NE COR OF SE1/4 OF NW1/4, RU
C/L OF CO MAINT RD, RUN W 52.51
FT, N 542.64 FT, E 128.13 FT TO

WOLFE DARRELL E/WOLFE TINA L
803 SW SPRUCE RD
FORT WHITE, FL 32038

2026

01-6S-15-00495-005



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	02	MIN PLYWD	70
Interior Floo	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
ArchitECTUAL	01	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	01	01	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1615.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	
TOTALS	1,512		16,016

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	MOBILE HME	100%	- 2026									
				Heated Area: 1512				HX Base Yr	2026			



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	16,016		
TOTAL MARKET OB/XF VALUE	7,000		
TOTAL LAND VALUE - MARKET	30,560		
TOTAL MARKET VALUE	53,576		
SOH/AGL Deduction	0		
ASSESSED VALUE	53,576		
TOTAL EXEMPTION VALUE	HX HB	28,576	
BASE TAXABLE VALUE	25,000		
TOTAL JUST VALUE	53,576		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	52,737		

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1505/776	12/26/2023	WD Q	I 01
GRANTOR: FRAZZITTA PAUL DAVID			
GRANTEE: WOLFE DARRELL E			
1332/0746	3/02/2017	WD U	I 18
GRANTOR: SECRETARY OF HOUSING			
GRANTEE: PAUL DAVID FRAZZITT			

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100		3

TOTAL OB/XF													7,000	
803 SW SPRUCE RD, FORT WHITE														
MLU														

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS= W56 S27 E56 N27\$.														

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			0.00	0.00	1.91	AC		1.00	1.00	1.00	16,000.00	16,000.00	30,560							