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

2027

01-6S-15-00495-005

BUILDING CHARACTERISTICS

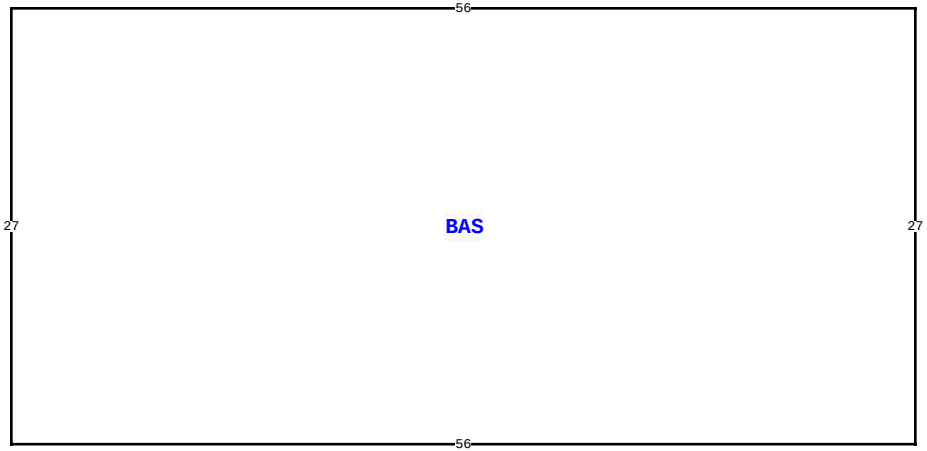
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	15,256
TOTALS	1,512			1,512	15,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,512	67.2600	40.36	61,024	2003	2003	0	0	15	60.00	25.00

1 MOBILE HME 100% - 2026 Heated Area: 1512 HX Base Yr 2026



803 SW SPRUCE RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		15,256
TOTAL MARKET OB/XF VALUE		9,500
TOTAL LAND VALUE - MARKET		30,560
TOTAL MARKET VALUE		55,316
SOH/AGL Deduction		0
ASSESSED VALUE		55,316
TOTAL EXEMPTION VALUE	HX HB	30,316
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		55,316
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		55,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049129	Roof Replacement	8,300	01/31/2024
21530	M H	393	02/18/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/776	12/26/2023	WD	Q	I	01	53,000
GRANTOR: FRAZZITTA PAUL DAVID						
GRANTEE: WOLFE DARRELL E						
1332/0746	3/02/2017	WD	U	I	18	25,500
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: PAUL DAVID FRAZZITT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,500

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	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							

REVIEW DATE 04/30/2026 BY JB Total Acres: 1.91 Total Land Value: 30,560 Market: 0 Agricultural: 0 Common: 30,560 PRINTED 11/17/2026 BY SYS