

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  
VALUATION SUMMARY

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 Floor	02	MIN PLYWD	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	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		15,256

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		61,024	2003	2003	0	0	15	60.00	25.00
				Heated Area: 1512				HX Base Yr 2026				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-size: 2em;">BAS</span> </div>												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
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			2,500
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			52,737

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						

EXTRA FEATURES		803 SW SPRUCE 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	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
2	0296	SHED METAL	0	100	0	0		1.00	UT 2,000.00	100	2026	2025		100	2,000	
3	0261	PRCH, UOP	0	100	0	0		1.00	UT 500.00	100	2026	2025		100	500	

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

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W56 S27 E56 N27S.												

LAND DESCRIPTION													TOTAL OB/XF 9,500												
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								