LOT 10 ICHETUCKNEE FOREST TRACT
658-414, 901-1518, 928-2229, WD

WILSON LARRY DEAN & PATRICIA NICHOLS WILSON REVOCA
251 SW OLD SPANISH RD
FORT WHITE, FL 32038-7055

2027

01-6S-15-00496-010

BUILDING CHARACTERISTICS

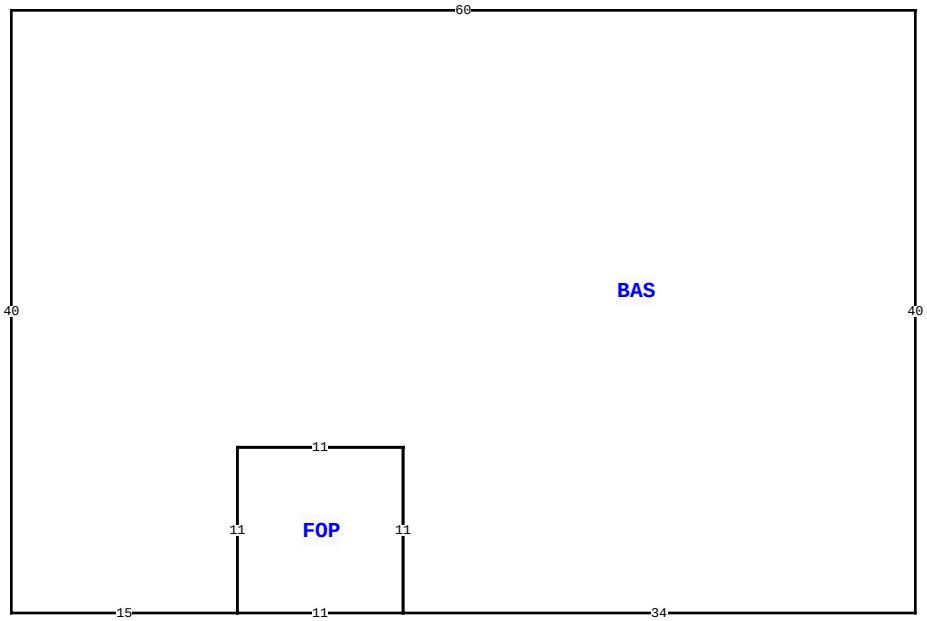
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	1615.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,279	100		2,279	152,695
FOP	121	35		42	2,814
TOTALS	2,400			2,321	155,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,321	130.9850	121.82	282,744	2003	2003	0	0	0	45.00	55.00

2 MANUF 1 100% - 2012 Heated Area: 2279 HX Base Yr 2022



251 SW OLD SPANISH RD, FORT WHITE

BLD DATE		LGL DATE	05/08/2024 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	100	5	15	75.00	UT	2.00	2.00	100	2002	2002	3	100	150	
2	0031	BARN,MT AE	0	100	52	30	1,560.00	UT	15.00	15.00	100	2003	2003	3	100	23,400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
5	0070	CARPORT UF	0	100	40	12	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	155,509
TOTAL MARKET OB/XF VALUE	35,550
TOTAL LAND VALUE - MARKET	42,500
TOTAL MARKET VALUE	233,559
SOH/AGL Deduction	79,896
ASSESSED VALUE	153,663
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	102,252
TOTAL JUST VALUE	233,559
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	235,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042043	Roof Replacement	5,000	05/28/2021
19701	M H	125	07/02/2002
19113	STORAGE	291	01/11/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1434/2564	4/12/2021	QC	U	I	11	100
GRANTOR: WILSON LARRY D & PATR						
GRANTEE: WILSON LARRY DEAN &						
1215/2636	5/27/2011	WD	Q	I	01	156,500
GRANTOR: NELLO & KAY C ROGERS						
GRANTEE: LARRY D & PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S40 E15 FOP= E11 N11 W11 S11$ N11 E11 S11 E34 N40$.

LAND DESCRIPTION

TOTAL OB/XF 35,550

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	0.85	50,000.00	42,500.00	42,500							

REVIEW DATE 04/24/2026 BY JB Total Acres: 7.83 Total Land Value: 42,500 Market: 0 Agricultural: 0 Common: 42,500 PRINTED 11/17/2026 BY SYS