LOT 7 BELLAMY ESTATES.

717-234, 736-473, 751-2183, 809-

WILBUR SADIE ROSE
145 SW BRANDY WAY
LAKE CITY, FL 32024

2027

01-6S-15-00500-010

BUILDING CHARACTERISTICS

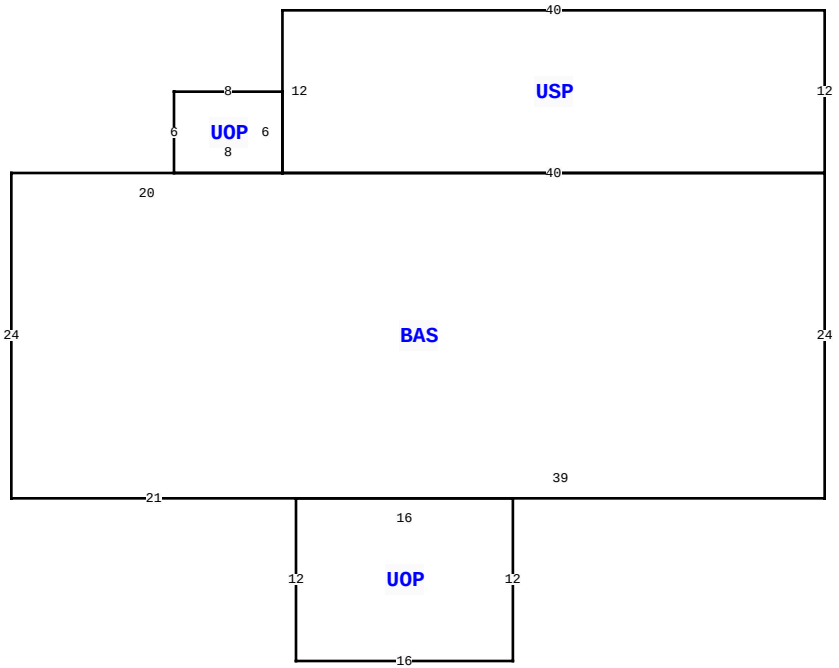
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	1615.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	32,106
UOP	48	25		12	268
UOP	192	25		48	1,070
USP	480	35		168	3,746
TOTALS	2,160			1,668	37,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,668	92.9000	55.74	92,974	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1440 HX Base Yr



286 SW HAWKINS CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0294	SHED WOOD/	0	0	12	36	1.00	UT	0.00	0.00	100	1995	1995	3	100	500	
2	0296	SHED METAL	0	0	12	24	1.00	UT	0.00	0.00	100	1995	1995	3	100	800	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
6	0030	BARN,MT	0	0	0	0	1.00	UT	7,500.00	7,500.00	100	2026	2025		100	7,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	37,190
TOTAL MARKET OB/XF VALUE	16,200
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	75,390
SOH/AGL Deduction	4,972
ASSESSED VALUE	70,418
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,418
TOTAL JUST VALUE	75,390
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10465	PUMP/UTPOL	30	11/17/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1390/0733	7/04/2019	WD	U	I	30	100
GRANTOR: GARY J WILBUR						
GRANTEE: SADIE ROSE WILBUR						
1116/1219	4/04/2007	QC	Q	I	01	100
GRANTOR: SHEILA MCKENZIE						
GRANTEE: GARY WILBUR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 UOP= N6 W8 S6 E8$ W20 S24 E21 UOP= S12 E16 N12 W16$ E39 N24$ USP= N12 W40 S12 E40$.

LAND DESCRIPTION

TOTAL OB/XF 16,200

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	0		A-1	144.00	303.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 04/24/2026 BY JB Total Acres: 1.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/16/2026 BY SYS