

AKA PARCEL 4, WILSON ACRES UNR S
 COMM AT NE COR OF SEC, RUN W 264
 COR OF NW1/4 CONT W 210.61 FT FO

WILSON OAKS LLC
 P O BOX 208
 FORT WHITE, FL 32038

2026

01-7S-15-01439-604


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 4,000 TOTAL LAND VALUE - MARKET 74,448 TOTAL MARKET VALUE 78,448 SOH/AGL Deduction 23,997 ASSESSED VALUE 54,451 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 54,451 TOTAL JUST VALUE 78,448 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 64,912																							
																				PERMIT NUM 37164 DESCRIPTION PUMP/UTPOL AMT 50 ISSUED 08/30/2018																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1356/0747</td> <td>3/20/2018</td> <td>WD U</td> <td>V</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: QUINCE E & IRIS B CAU GRANTEE: WILSON OAKS LLC 1084/0680 5/15/2006 WD U V 08 32,000 GRANTOR: WILSON SPRINGS INC GRANTEE: JERRY & RUTH APEL										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1356/0747	3/20/2018	WD U	V	V	11	100
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE																																					
1356/0747	3/20/2018	WD U	V	V	11	100																																					
TOTALS EXTRA FEATURES 112 SW LISA WAY, FORT WHITE										BLD DATE XF DATE INC DATE					LGL DATE LAND DATE AG DATE					05/06/2026 MLU																							
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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000																											
LAND DESCRIPTION																	TOTAL OB/XF 4,000																										
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	0000	C	VAC RES	0		A-1	0.00	0.00	11.28	AC		1.00	1.00	0.60	11,000.00	6,600.00	74,448																										
REVIEW DATE 01/30/2019 BY DF Total Acres: 11.28 Total Land Value: 74,448 Market: 0 Agricultural: 0 Common: 74,448 PRINTED 05/29/2026 BY SYS																																											