

AKA LOT A-6 WILSON SPRINGS COMMU
UNR DES AS: COMM AT NE COR OF SE
33 FT TO W R/ W OF WILSON SPRING

RIHERD CARL D/RIHERD CONSTANCE C
27110 NW 203RD PLACE
HIGH SPRINGS, FL 32643

2026

01-7S-15-01439-628


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 7,000 TOTAL LAND VALUE - MARKET 12,420 TOTAL MARKET VALUE 19,420 SOH/AGL Deduction 1,094 ASSESSED VALUE 18,326 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 18,326 TOTAL JUST VALUE 19,420 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 16,660											
DOR CODE 0700 MISC IMPROVED										MAP NUM MKT AREA 02										PERMIT NUM DESCRIPTION AMT ISSUED											
NEIGHBORHOOD/LOC 6716.0400 1.00/										AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE										SALES DATA											
																				OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 1416/1308 7/02/2020 WD U V 30 100 GRANTOR: CARL D RIHERD GRANTEE: CARL & CONSTANCE RI 1265/1291 11/19/2013 WD U I 37 4,000 GRANTOR: KEARY N DOKE SR (A SI) GRANTEE: CARL RIHERD (A MARR)											
TOTALS										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/08/2026 MLU											
EXTRA FEATURES										3235 SW WILSON SPRINGS RD, FORT WHITE										BUILDING NOTES											
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	BUILDING DIMENSIONS															
1	9945	Well/Sept	0 0	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																	
LAND DESCRIPTION										TOTAL OB/XF 7,000																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			0.00	0.00	0.69	AC		1.00	1.00	1.00	18,000.00	18,000.00	12,420														
REVIEW DATE 03/08/2016 BY DF Total Acres: 0.69 Total Land Value: 12,420 Market: 0 Agricultural: 0 Common: 12,420 PRINTED 05/29/2026 BY SYS																															