AKA LOT 8, BLOCK 7, WILSON SPRIN
PHASE 4 UNR: COMM AT NE COR OF S
RUN W 33.01 FT TO W R/W OF WILSO

MACLAREN JOHN BROOK
1040 SW OLD BELLAMY RD
HIGH SPRINGS, FL 30643

2026

01-7S-15-01439-708

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	01	NONE 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	01	01

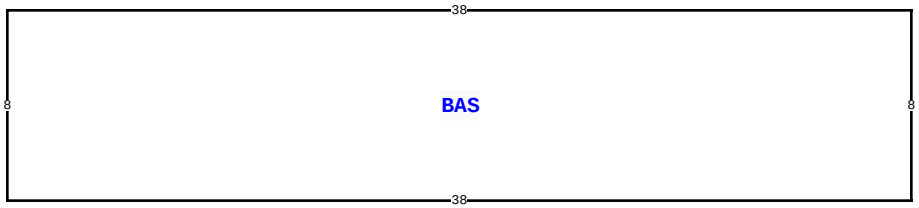
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 6716.0400 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	304	100		304	5,304
TOTALS	304			304	5,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	304	33.7500	31.72	9,643	1960	1960	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 304 HX Base Yr



328 SW LOWERY TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	5,304
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	19,040
TOTAL MARKET VALUE	24,344
SOH/AGL Deduction	0
ASSESSED VALUE	24,344
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,344
TOTAL JUST VALUE	24,344
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	24,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1354/2343	3/23/2017	WD	U	I	11	100
GRANTOR: SHARON HARRELL						
GRANTEE: JOHN BROOKE MACLARE						
1151/1602	5/28/2008	WD	Q	V	03	16,000
GRANTOR: WILSON SPRINGS INC						
GRANTEE: SHARON HARRELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S8 E38 N8$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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			0.00	0.00	2.72	AC		1.00	1.00	1.00	7,000.00	7,000.00	19,040							

REVIEW DATE 06/30/2015 BY TW Total Acres: 2.72 Total Land Value: 19,040 Market: 0 Agricultural: 0 Common: 19,040 PRINTED 05/29/2026 BY SYS