

AKA LOT 13, BLOCK 7, WILSON SPRI
 PHASE 4 UNR: COMM AT NE COR OF S
 RUN W 33.01 FT TO W R/W OF WILSO

CLAWSON JAMES R
 138 SW SHELLCRACKER DR
 FORT WHITE, FL 32038

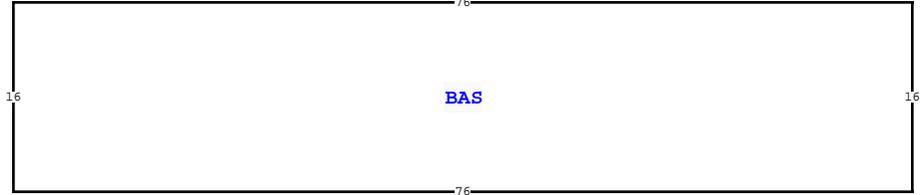
2026

01-7S-15-01439-713



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Units	01	CONV	100
		0	100
Quality	05	05	
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
BAS	1,216	100	
TOTALS	1,216		71,608

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100% - 2008		130,197	2006	2006	0	0	45.00	55.00
				Heated Area: 1216			HX Base Yr	2008			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			71,608
TOTAL MARKET OB/XF VALUE			7,100
TOTAL LAND VALUE - MARKET			7,770
TOTAL MARKET VALUE			86,478
SOH/AGL Deduction			37,795
ASSESSED VALUE			48,683
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			23,683
TOTAL JUST VALUE			86,478
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			86,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1126/0003	7/20/2007	WD	Q	V	03	10,000
GRANTOR: WILSONS SPRINGS INC						
GRANTEE: JAMES R CLAWSON						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W76 S16 E76 N16\$.	

EXTRA FEATURES																
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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2008	2008	3	100	100	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	

LAND DESCRIPTION												TOTAL OB/XF												
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	0200	C	MBL HM	100			0.00	0.00	1.11	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,770							