AKA LOT 1, BLOCK 8, WILSON SPRIN
PHASE 4 UNR: COMM AT NE COR OF S
RUN W 33.01 FT TO W R/W OF WILSO

INABINETTE DAVID
1266 LECHLANDE ST
JACKSONVILLE, FL 32205

2026

01-7S-15-01439-721

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

676 SW MONUMENT LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	2,800
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	52,800
SOH/AGL Deduction	12,595
ASSESSED VALUE	40,205
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,205
TOTAL JUST VALUE	52,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	36,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1181/1826	10/01/2009	WD	Q	V	01	40,000
GRANTOR: WALTER WESSINGER						
GRANTEE: DAVID INABINETTE						
1153/2307	7/01/2008	WD	Q	V	03	23,000
GRANTOR: WILSON SPRINGS INC						
GRANTEE: WALTER J WESSINGER						

BUILDING NOTES

BUILDING DIMENSIONS

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	0040	BARN,POLE	0	0	0	0	1.00	UT	2,800.00	2,800.00	100	2022	2021		100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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	0132	C	SFR RIVER	0			0.00	0.00	1.00	LT		1.00	1.00	1.25	40,000.00	50,000.00	50,000							

REVIEW DATE 05/13/2022 BY JB Total Acres: 4.30 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 06/01/2026 BY SYS