

AKA LOT 3, BLOCK 8, WILSON SPRIN
 PHASE 4 UNR: COMM AT NE COR OF S
 W 33.01 FT TO W R/W OF WILSON SP

GAFFORD FRANK & JULIE LIVING TRUST
 P O BOX 711
 LAKE CITY, FL 32056

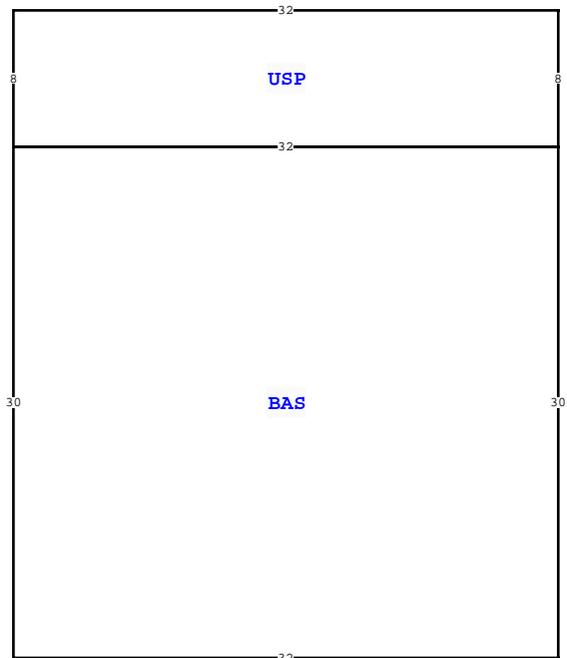
2026

01-7S-15-01439-723



ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	03	BELOW AVG.	100			
Roof Structur	03	GABLE/HIP	100			
Roof Cover	03	COMP SHNGL	100			
Interior Wall	05	DRYWALL	100			
Interior Floo	07	CORK/VTILE	100			
Air Condition	02	WINDOW	100			
Heating Type	02	CONVECTION	100			
Bedrooms		2	100			
Bathrooms		2	100			
Frame		N/A	100			
Stories	0	0	100			
Architectual	05	CONV	100			
Units		0	100			
Condition Adj	02	02	100			
Kitchen Adjus	01	01	100			
Quality	03	03				
DOR CODE	0100	SINGLE FAMILY				
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	960	100		960	52,687	
USP	256	35		90	4,939	
TOTALS	1,216			1,050	57,626	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR PILING	0%	- 0									
Heated Area: 960 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			57,626
TOTAL MARKET OB/XF VALUE			928
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			88,554
SOH/AGL Deduction			7,784
ASSESSED VALUE			80,770
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			80,770
TOTAL JUST VALUE			88,554
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			78,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32457	MAINT/ALTR	30	11/06/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1180/1434	5/21/2009	WD	U	I	11	100
GRANTOR: FRANK & JULIE GAFFORD						
GRANTEE: FRANK & JULIE GAFFO						
1136/0086	10/31/2007	WD	Q	V	03	26,000
GRANTOR: WILSONS SPRINGS INC						
GRANTEE: FRANK GAFFORD						

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	0084	DOCK-RIVER	0	0	10	16			14.50	100	2008	2008	3	40	928	

636 SW MONUMENT LN, FORT WHITE
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 05/08/2026 MLU

BUILDING NOTES

BUILDING DIMENSIONS
BAS= N30 USP= N8 W32 S8 E32\$ W32 S30 E32\$.

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	DPH 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	0.75	40,000.00	30,000.00	30,000								