

AKA LOT 3 BLOCK 10, WILSON SPRIN
 PHASE 4 UNR: COMM AT NE COR OF S
 RUN W 33.01 FT TO W R/W OF WILSO

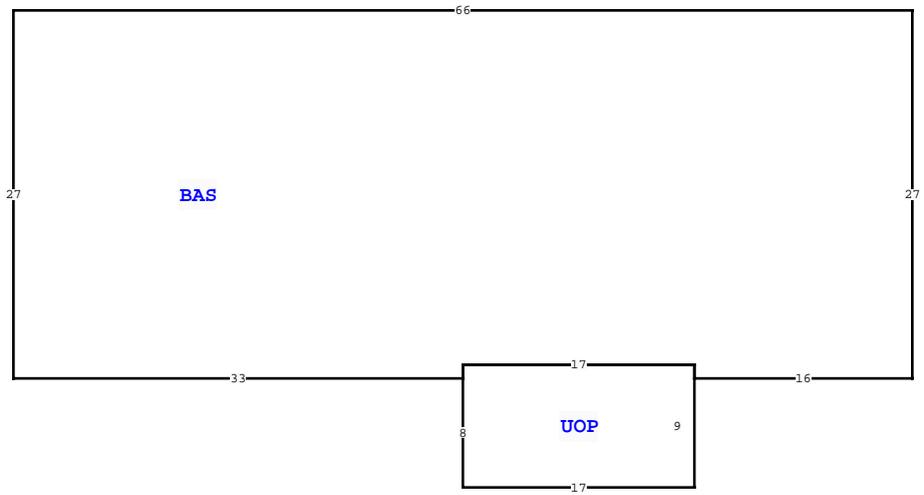
WILLIAMS KENAN PAUL/SUMMERS CONSTANCE K
 3115 PACETTI RD
 ST AUGUSTINE, FL 32092

2026

01-7S-15-01439-753


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
1.	Stories	1.	100		
01	Architectural	CONV 100			
	Units	0	100		
02	Condition Adj	02	100		
05	Quality	05	05		
0200	DOR CODE	MOBILE HOME			
	MAP NUM	MKT AREA	02		
6716.0400	NEIGHBORHOOD/LOC	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,765	100		1,765	43,426
UOP	153	25		38	935
TOTALS	1,918			1,803	44,361

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,803	102.5100	61.51	110,903	1997	1997	0	0	60.00	40.00		
1 MOBILE HME 0% - 2026 Heated Area: 1765 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			44,361	
TOTAL MARKET OB/XF VALUE			11,800	
TOTAL LAND VALUE - MARKET			18,720	
TOTAL MARKET VALUE			74,881	
SOH/AGL Deduction			0	
ASSESSED VALUE			74,881	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			74,881	
TOTAL JUST VALUE			74,881	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			71,241	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28940	M H	425	10/15/2010
28821	TR/TRAILER	189	08/27/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/756	1/21/2026	PB	U	I	18	0

GRANTOR: CLERK OF COURT (WILLI
 GRANTEE: WILLIAMS KENAN PAUL
 1134/1620 10/26/2007 WD Q V 03 11,500
 GRANTOR: WILSONS SPRINGS INC
 GRANTEE: JOHN H & VIRGINIA M

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

BUILDING NOTES

BUILDING DIMENSIONS	
BAS= W66 S27 E33 UOP= S8 E17 N9 W17 S1\$ N1 E17 S1 E16 N27\$.	

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	0	12	20	240.00	UT	10.00	100	2010	2010	3	100	2,400	
2	0296	SHED METAL	0	0	12	20	240.00	UT	10.00	100	2010	2010	3	100	2,400	
3	9945	Well/Sept	0	0	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	DPH 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	1.04	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,720							