

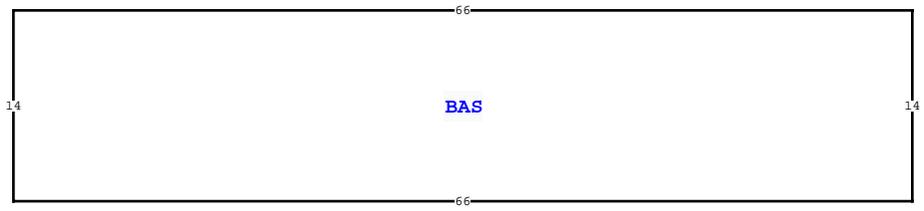
LOTS 14, 15 & 16, BLOCK 4 WILSON
 COMMUNITY PHASE 1-B:
 LOT 14 BLOCK 4 WILSON SPRINGS CO

HART JAN
 273 SW MONUMENT LN
 FORT WHITE, FL 32038-4972

2026

01-7S-15-04149-414


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	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	924	100	
TOTALS	924		56,370

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%	- 2022	Heated Area: 924		HX Base Yr 2022																
																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/13/2025</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/13/2025	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	56,370		
TOTAL MARKET OB/XF VALUE	7,000		
TOTAL LAND VALUE - MARKET	21,000		
TOTAL MARKET VALUE	84,370		
SOH/AGL Deduction	23,670		
ASSESSED VALUE	60,700		
TOTAL EXEMPTION VALUE	HX HB 35,700		
BASE TAXABLE VALUE	25,000		
TOTAL JUST VALUE	84,370		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	84,370		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41191	M H		01/21/2021
38126	PUMP/UTPOL	50	05/17/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1419/1515	9/15/2020	WD	U	V	11	100
GRANTOR: JUSTIN TOUCHSTONE						
GRANTEE: JAN HART						
1415/0167	7/10/2020	WD	P	V	98	30,000
GRANTOR: JUSTIN TOUCHSTONE						
GRANTEE: JAN HART						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	9945	Well/Sept	0	100	0	1.00	UT	7,000.00	7,000.00	100	

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

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[ORIG=22,13] E66 S14 W66 N14 \$											

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	100		A-1	0.00	0.00	3.00	LT		1.00	1.00	0.50	14,000.00	7,000.00	21,000							