LOT 18 BLK 5 WILSON SPRINGS COMM
PH-1. COMM NE COR OF SE1/4, RUN
FT, S 46 DEG W 446.86 FT FOR POB

WILSON RICHARD W/WILSON CATHY S
6750 SE 138TH AVE
MORRISTON, FL 32668

**2027**

**01-7S-15-04149-518**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 04 | SINGLE SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 0100 | SINGLE FAMILY |

MAP NUM | MKT AREA 02

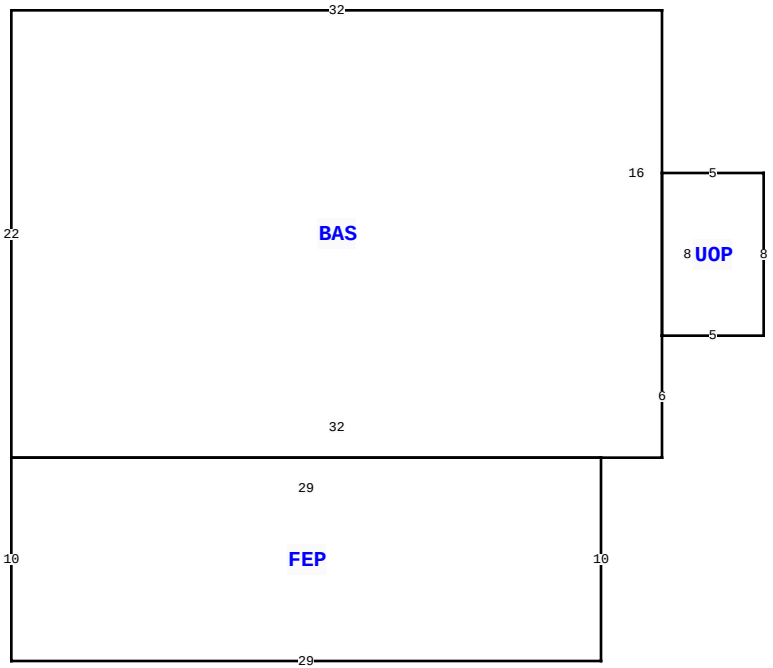
NEIGHBORHOOD/LOC 6716.0400 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 704 | 100 | | 704 | 40,049 |
| FEP | 290 | 80 | | 232 | 13,198 |
| UOP | 40 | 20 | | 8 | 455 |
| TOTALS | 1,034 | | | 944 | 53,702 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 944 | 79.5600 | 87.52 | 82,619 | 1955 | 1955 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 704 HX Base Yr




471 SW MEMORIAL DR, FORT WHITE

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

## 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 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2001 | 2001 | 3 | 100 | 2,000 | |
| 2 | 0070 | CARPORT UF | 0 | 0 | 12 | 20 | 240.00 | UT | 3.00 | 3.00 | 100 | 2001 | 2001 | 3 | 100 | 720 | |
| 3 | 0070 | CARPORT UF | 0 | 0 | 18 | 20 | 360.00 | UT | 2.50 | 2.50 | 100 | 2008 | 2008 | 3 | 100 | 900 | |
| 4 | 0070 | CARPORT UF | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 53,702 |
| TOTAL MARKET OB/XF VALUE | 3,820 |
| TOTAL LAND VALUE - MARKET | 20,000 |
| TOTAL MARKET VALUE | 77,522 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 77,522 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 77,522 |
| TOTAL JUST VALUE | 77,522 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 78,498 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1329/2715 | 1/26/2017 | WD | Q | I | 01 | 51,000 |
| GRANTOR: JAMES CLAUDE CONNER | | | | | | |
| GRANTEE: RICHARD W & CATHY S | | | | | | |
| 0972/0365 | 12/24/2002 | WD | Q | I | | 39,000 |
| GRANTOR: LEDBETTER | | | | | | |
| GRANTEE: JAMES CLAUDE CONNER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W32 S22 FEP= S10 E29 N10 W29$ E32 N6 UOP= E5 N8 W5 S8$ N16$.

## LAND DESCRIPTION

TOTAL OB/XF 3,820

| 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 | 0100 | C | SFR | 0 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 20,000.00 | 20,000.00 | 20,000 | | | | | | | |

REVIEW DATE 06/29/2015 BY TW Total Acres: 1.49 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/19/2026 BY SYS