LOT 12 WILSON SPRINGS COMMUNITY
UNRECORDED DESC AS FOLLOWS: COMM
NE COR OF SE1/4 RUN S 942.90 FT,

MCINARNAY SUZANNE M
5357 SW 11TH LN
LAKE BUTLER, FL 32054

2026

01-7S-15-04149-712

BUILDING CHARACTERISTICS

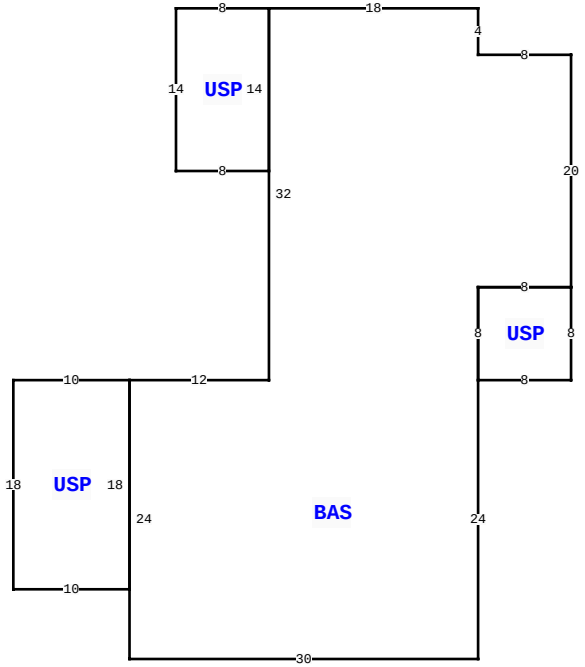
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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	1,456	100		1,456	33,287
USP	64	35		22	503
USP	112	35		39	891
USP	180	35		63	1,440
TOTALS	1,812			1,580	36,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,580	58.3200	65.32	103,206	1964	1964	0	0	30	35.00	35.00

1 SINGLE FAM 0% - 0 Heated Area: 1456 HX Base Yr



323 SW SHELLCRACKER DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	2008	2008	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	36,122
TOTAL MARKET OB/XF VALUE	50
TOTAL LAND VALUE - MARKET	37,800
TOTAL MARKET VALUE	73,972
SOH/AGL Deduction	919
ASSESSED VALUE	73,053
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,053
TOTAL JUST VALUE	73,972
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,412

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1324/0249	10/17/2016	WD	U	I	11	100
GRANTOR: JAMES CHADWICK						
GRANTEE: SUZANNE M MCINARNAY						
1070/1829	12/15/2005	WD	Q	V	01	5,000
GRANTOR: WILSON SPRINGS INC						
GRANTEE: CHADWICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 USP= W8 S14 E8 N14$ S32 W12 USP= W10 S18 E10 N18$
S24 E30 N24 USP= E8 N8 W8 S8$ N8 E8 N20 W8 N4$.

LAND DESCRIPTION

TOTAL OB/XF 50

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	3.78	AC		1.00	1.00	1.00	10,000.00	10,000.00	37,800							

REVIEW DATE 06/30/2015 BY TW Total Acres: 3.78 Total Land Value: 37,800 Market: 0 Agricultural: 0 Common: 37,800 PRINTED 06/12/2026 BY SYS