N 620 FT OF NE1/4 OF NW1/4 OF SE OF NE 1/4 EX S 40 FT OF SW1/4 OF

COLLINS JAMES R
5366 SW OLD WIRE RD
FORT WHITE, FL 32038

2027

02-6S-16-03763-001

BUILDING CHARACTERISTICS

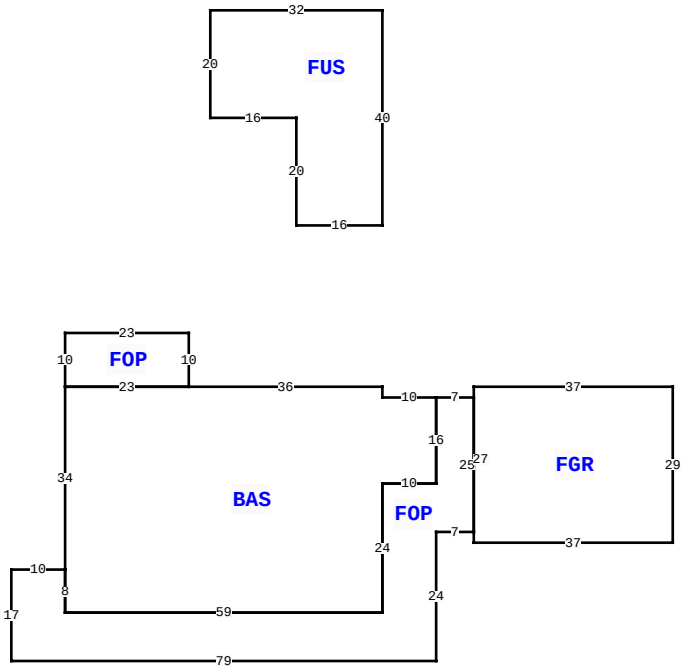
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,638	100		2,638	277,688
FGR	1,073	55		590	62,106
FOP	230	30		69	7,263
FOP	1,206	30		362	38,106
FUS	960	100		960	101,054
TOTALS	6,107			4,619	486,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,619	134.7781	148.26	684,813	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2003 Heated Area: 3598 HX Base Yr 2003



5366 SW OLD WIRE RD, 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	4,186.00	UT	1.50	1.50	100	1997	1997	3	100	6,279	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,800	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	486,217
TOTAL MARKET OB/XF VALUE	18,379
TOTAL LAND VALUE - MARKET	66,840
TOTAL MARKET VALUE	571,436
SOH/AGL Deduction	169,556
ASSESSED VALUE	401,880
TOTAL EXEMPTION VALUE	13 HX HB 401,880
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	571,436
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	580,258

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22202	M H	286	08/17/2004
10981	SFR	355	04/04/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1261/0723	9/12/2013	QC	U	I	11	100
GRANTOR: JAMES R & TRACY L COL						
GRANTEE: JAMES R COLLINS						
0951/0344	4/12/2002	WD	Q	I	03	249,900
GRANTOR: RICHARD GAYHEART JR						
GRANTEE: JAMES R & TRACY L C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 FOP= N10 W23 S10 E23$ W23 S34 FOP= W10 S17 E79N24 E7 FGR= S2 E37 N29 W37 S27$ N25 W7 S16 W10 S24 W59 N8$ S8 E59 N24 E10 N16 W10 N2$ PTR= N30 FUS= N40 W32 S20 E16 S20 E16$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 18,379

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	100		A-1	0.00	0.00	11.14	AC		1.00	1.00	1.00	6,000.00	6,000.00	66,840							

REVIEW DATE 04/16/2026 BY KS Total Acres: 11.14 Total Land Value: 66,840 Market: 0 Agricultural: 0 Common: 66,840 PRINTED 11/17/2026 BY SYS