E1/2 OF NW1/4 OF NW1/4 OF
NE1/4, EX RD R/W. (AKA LOT 18
RIVER OAKS ESTATES UNREC)

MARTIN CARLY BROOKE
1386 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2027

05-7S-16-04137-014

BUILDING CHARACTERISTICS

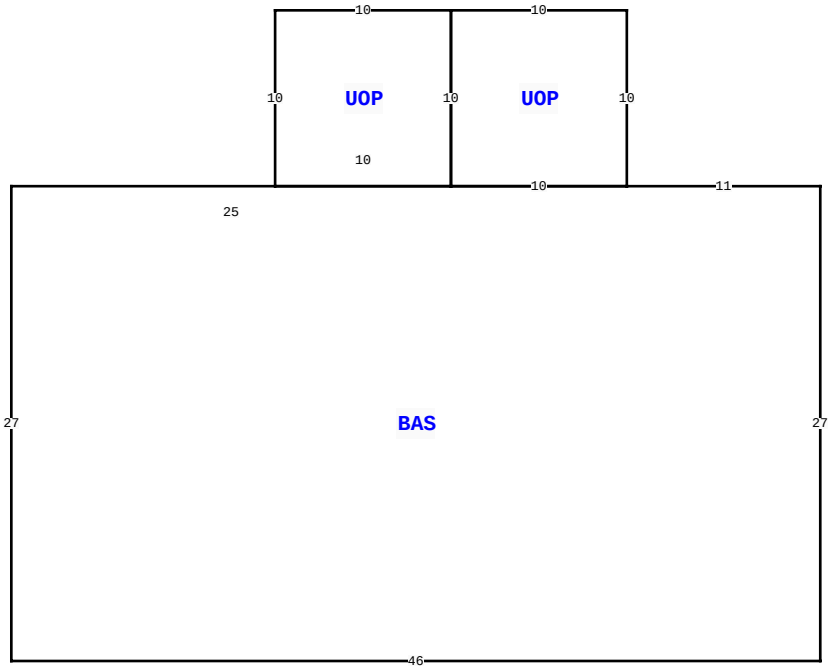
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	5716.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100		1,242	119,810
UOP	100	20		20	1,930
UOP	100	20		20	1,930
TOTALS	1,442			1,282	123,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,282	121.8000	133.98	171,762	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 2018 Heated Area: 1242 HX Base Yr 2018



1386 SW WILSON SPRINGS 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
3	0252	LEAN-TO W/	0	100	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		123,669
TOTAL MARKET OB/XF VALUE		900
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		189,569
SOH/AGL Deduction		69,018
ASSESSED VALUE		120,551
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		69,140
TOTAL JUST VALUE		189,569
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12817	SFR	205	07/25/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1334/2254	4/14/2017	WD	Q	I	01	110,000
GRANTOR: LAREA R STATHAM F/K/A						
GRANTEE: CARLEY BROOKE MARTI						
1334/2252	4/13/2017	QC	U	I	11	100
GRANTOR: LAREA R STATHAM F/K/A						
GRANTEE: LAREA R STATHAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 UOP= N10 W10 S10 E10$ W10 UOP= N10 W10 S10 E10$ W25 S27 E46 N27$.

LAND DESCRIPTION

TOTAL OB/XF 900

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	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 06/26/2026 BY AJ Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS