THE W 215.32 FT OF W1/2 OF NE1/4
NE1/4, EX RD (ALSO DESC AS: THE
FT LOT 17 RIVER OAKS ESTATES S/D

HERRICK PETER R/HERRICK DIANA R
1350 SW WILSON SPRINGS RD
FT WHITE, FL 32038

2027

05-7S-16-04137-017

BUILDING CHARACTERISTICS

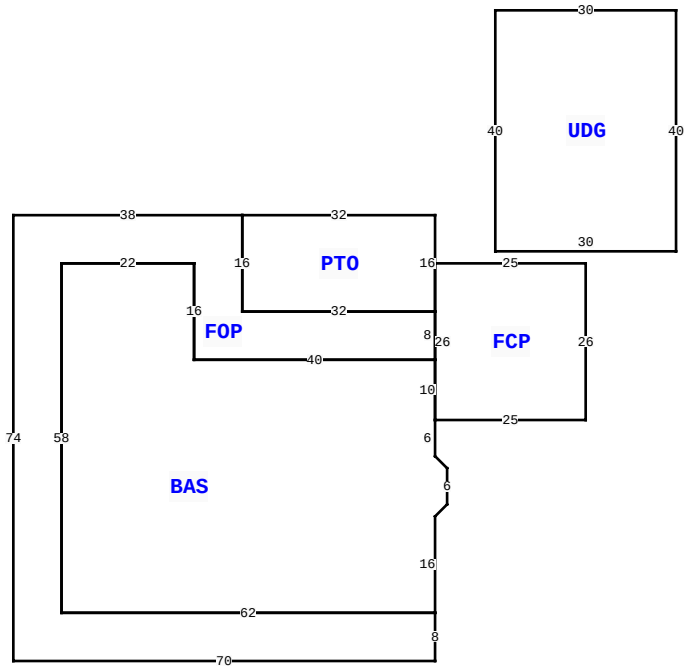
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
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	2,972	100		2,972	346,108
FCP	650	25		162	18,866
FOP	1,712	30		514	59,858
PTO	512	5		26	3,028
UDG	1,200	55		660	76,861
TOTALS	7,046			4,334	504,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,334	129.1070	142.02	615,515	2007	2007	0	0	0	18.00	82.00

2 SINGLE FAM 100% - 1998 Heated Area: 2972 HX Base Yr 1998



1350 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	736.00	UT	3.00	3.00	100	2007	2007	3	100	2,208	
3	0260	PAVEMENT-A	0	100	14	718	10,052.00	UT	1.50	1.50	100	2007	2007	3	100	15,078	
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
5	0166	CONC,PAVMT	0	100	16	46	736.00	UT	3.00	3.00	100	2007	2007	3	100	2,208	
6	0260	PAVEMENT-A	0	100	14	78	10,052.00	UT	1.50	1.50	100	2007	2007	3	100	15,078	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	504,722
TOTAL MARKET OB/XF VALUE	43,072
TOTAL LAND VALUE - MARKET	67,340
TOTAL MARKET VALUE	615,134
SOH/AGL Deduction	179,588
ASSESSED VALUE	435,546
TOTAL EXEMPTION VALUE	13 HX HB 435,546
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	615,134
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	624,303

SALE:2:1: 5.30 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043401	Electrical Servic	0	12/16/2021
24505	SFR	0	05/12/2006
12731	GARAGE	75	07/03/1997
12618	M H	125	06/06/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	/ V I	RSN CD	SALE PRICE
1517/2536	6/07/2024	LE	U	I	14	100
GRANTOR: HERRICK PETER R (ENH						
GRANTEE: HERRICK PETER AND D						
0826/1877	8/13/1996	WD	Q	V		12,500
GRANTOR: DENNIS L & LINDA C TI						
GRANTEE: PETER R & DIANA R H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N16 U2 R2 N6 L2 U2 N6 FCP= E25 N26 W25 S26$ N10 FOP= N8 PTO= N16 W32 S16 E32$ W32 N16 W38 S74 E70 N8 W62 N58 E22 S16 E40$ W40 N16 W22 S58 E62$ PTR= N60 E40 UDG= N40 W30 S40 E30$ S60 W40$.

LAND DESCRIPTION

TOTAL OB/XF 43,072

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	5.18	AC		1.00	1.00	1.00	13,000.00	13,000.00	67,340							

REVIEW DATE 06/26/2026 BY AJ Total Acres: 5.18 Total Land Value: 67,340 Market: 0 Agricultural: 0 Common: 67,340 PRINTED 11/17/2026 BY SYS