NW1/4, EX 0.42 AC DESC ORB
796-2390 & EX 3.46 AC DESC IN
ORB 845-380 & EX 77.11 AC DESC

BAILEY CHARLES GLENN
1728 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2026

05-7S-16-04138-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	5716.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1728 SW WILSON SPRINGS RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,687
TOTAL LAND VALUE - MARKET	434,555
TOTAL MARKET VALUE	29,889
SOH/AGL Deduction	1,925
ASSESSED VALUE	27,964
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,964
TOTAL JUST VALUE	442,242
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	402,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1309/0947	2/09/2016	PB	U	V	18	100

GRANTOR: CLERK OF COURT (HELE

GRANTEE: CHARLES G BAILEY

BUILDING NOTES

BUILDING DIMENSIONS

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	187	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,687

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	79.01	AC		1.00	1.00	1.00	281.00	281.00	22,202							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	79.01	AC		1.00	1.00	1.00	5,500.00	5,500.00	434,555							

REVIEW DATE 06/22/2105 BY TW Total Acres: 79.01 Total Land Value: 22,202 Market: 434,555 Agricultural: 22,202 Common: 0 PRINTED 06/29/2026 BY SYS