BEG AT NE COR OF NW1/4, S
2586.07 FT TO SE COR OF NW1/4,
W 1307.68 FT, N 827.23 FT, NE

HUYNH LARRY LONG/NGUYEN TERRY MAI
1502 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2027

05-7S-16-04138-003

BUILDING CHARACTERISTICS

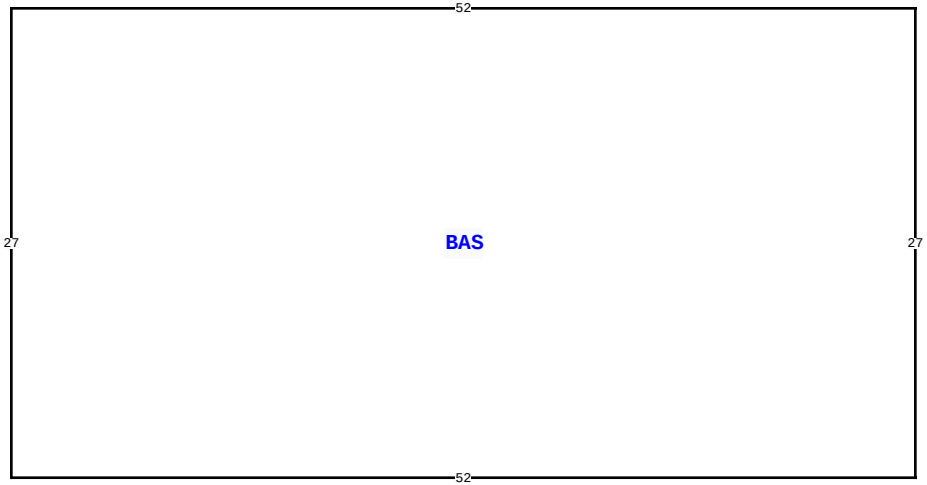
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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
BAS	1,404	100		1,404	120,278
TOTALS	1,404			1,404	120,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,404	116.6000	108.44	152,250	2015	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 2026 Heated Area: 1404 HX Base Yr 2026



1502 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 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		120,278
TOTAL MARKET OB/XF VALUE		889,714
TOTAL LAND VALUE - MARKET		402,875
TOTAL MARKET VALUE		1,057,202
SOH/AGL Deduction		66,616
ASSESSED VALUE		990,586
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		939,175
TOTAL JUST VALUE		1,412,867
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,414,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33522	M H	769	11/04/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1299/2330	8/14/2015	WD	Q	I	01	170,000
GRANTOR: JENNY HUYNH						
GRANTEE: HARRY LONG HUYNH &						
1294/2604	5/18/2015	WD	U	I	12	170,000
GRANTOR: REO FUNDING SOLUTIONS						
GRANTEE: JENNY HUYNH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$.

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	0070	CARPORT UF	0	100	25	28	700.00	UT	1.50	1.50	100	2016	2016	3	100	1,050	
2	0075	CHICKEN HS	0	100	43	510	21,930.00	UT	4.05	4.05	100	2016	2016	3	75	66,612	
3	0075	CHICKEN HS	0	100	43	510	21,930.00	UT	4.05	4.05	100	2016	2016	3	75	66,612	
4	0075	CHICKEN HS	0	100	43	510	21,930.00	UT	4.05	4.05	100	2016	2016	3	75	66,612	
5	0075	CHICKEN HS	0	100	43	510	21,930.00	UT	4.05	4.05	100	2016	2016	3	75	66,612	
6	0075	CHICKEN HS	0	100	43	510	21,930.00	UT	4.05	4.05	100	2017	2017	3	78	69,277	
7	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
8	0075	CHICKEN HS	0	100	43	510	21,930.00	UT	4.05	4.05	100	2017	2017	3	78	69,277	
9	0075	CHICKEN HS	0	100	43	510	21,930.00	UT	4.05	4.05	100	2017	2017	3	78	69,277	
10	0075	CHICKEN HS	0	100	43	510	21,930.00	UT	4.05	4.05	100	2017	2017	3	78	69,277	

LAND DESCRIPTION

TOTAL OB/XF 551,606

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	0200	C	MBL HM	100		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	22,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	26.00	AC		1.00	1.00	1.00	280.00	280.00	7,280							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	40.00	AC		1.00	1.00	1.00	445.00	445.00	17,800							
4	5910	A	SWAMP/CYPRES	0		00	0.00	0.00	3.25	AC		1.00	1.00	1.00	40.00	40.00	130							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	69.25	AC		1.00	1.00	1.00	5,500.00	5,500.00	380,875							

REVIEW DATE 06/26/2026 BY AJ Total Acres: 73.25 Total Land Value: 47,210 Market: 380,875 Agricultural: 25,210 Common: 22,000 PRINTED 11/17/2026 BY SYS

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2586.07 FT TO SE COR OF NW1/4,
W 1307.68 FT, N 827.23 FT, NE

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TOTALS					

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BLD DATE		LGL DATE	05/07/2026 MLU
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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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
11	0075	CHICKEN HS	0	100	43	510	21,930.00	UT	4.05	4.05	100	2017	2017	3	78	69,277	
12	0075	CHICKEN HS	0	100	43	510	21,930.00	UT	4.05	4.05	100	2017	2017	3	78	69,277	
13	0075	CHICKEN HS	0	100	43	510	21,930.00	UT	4.05	4.05	100	2017	2017	3	78	69,277	
14	0075	CHICKEN HS	0	100	43	510	21,930.00	UT	4.05	4.05	100	2017	2017	3	78	69,277	
15	0040	BARN,POLE	0	100	148	50	1.00	UT	37,000.00	37,000.00	100	2026	2025		100	37,000	
16	0070	CARPORT UF	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	
17	0040	BARN,POLE	0	100	88	50	1.00	UT	22,000.00	22,000.00	100	2026	2025		100	22,000	

TOTAL OB/XF 338,108

LAND DESCRIPTION

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

REVIEW DATE 06/26/2026 BY AJ — Total Acres: 73.25 — Total Land Value: 47,210 — Market: 380,875 — Agricultural: 25,210 — Common: 22,000 — PRINTED 11/17/2026 BY SYS