S1/2 OF NW1/4 OF SW1/4 OF SE1/4
ICHETUCKNEE WILDERNESS S/D UNREC

WILSON CHRISTOPHER M/WILSON TAMMI D
520 SW QUARTER LN
FORT WHITE, FL 32038

2026

06-6S-16-03784-115

BUILDING CHARACTERISTICS

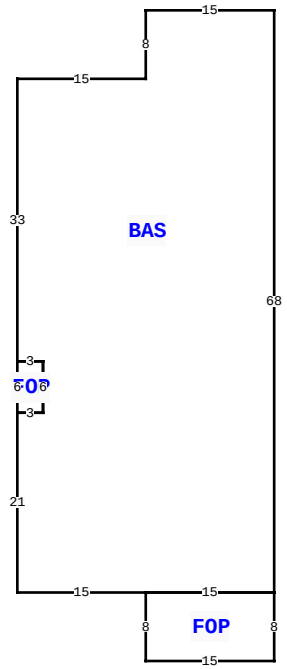
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0201	MODULAR HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6616.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,902	100		1,902	136,635
FOP	18	30		5	359
FOP	120	30		36	2,586
TOTALS	2,040			1,943	139,581

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	1,943	106.5060	101.18	196,593	2012	2012	0	0	0	29.00	71.00

1 MODULAR 1 100% - 2013 Heated Area: 1902 HX Base Yr 2013



520 SW QUARTER LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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		139,581
TOTAL MARKET OB/XF VALUE		29,476
TOTAL LAND VALUE - MARKET		65,520
TOTAL MARKET VALUE		234,577
SOH/AGL Deduction		72,878
ASSESSED VALUE		161,699
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		110,288
TOTAL JUST VALUE		234,577
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048626	Storage Building	9,840	11/12/2023
30392	SFR	425	08/20/2012
13924	M H	125	04/21/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1244/1589	10/25/2012	WD	U	V	11	100
GRANTOR: ROBERT F MASON						
GRANTEE: CHRISTOPHER M & TAM						
1200/2387	8/31/2010	WD	Q	V	01	27,000
GRANTOR: ROBERT F MASON						
GRANTEE: CHRISTOPHER M & TAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S8 W15 S33 FOP= S6 E3 N6 W3$ E3 S6 W3 S21 E15 FOP= S8 E15 N8 W15$ E15 N68$.

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	8	10	80.00	UT	9.00	9.00	100	2012	2012	3	100	720	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	1.50	1.50	100	2012	2012	3	100	540	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	40	60	2,400.00	UT	6.50	6.50	100	2025	2024		100	15,600	
5	0040	BARN,POLE	0	100	24	36	864.00	UT	6.50	6.50	100	2025	2024		100	5,616	

LAND DESCRIPTION

TOTAL OB/XF 29,476

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	0201	C	MOD HOME	100		A-1	0.00	0.00	5.04	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,520							

REVIEW DATE 05/09/2024 BY JB Total Acres: 5.04 Total Land Value: 65,520 Market: 0 Agricultural: 0 Common: 65,520 PRINTED 05/08/2026 BY SYS