COMM NE COR OF E1/2 OF SW1/4, RU
FOR POB, CONT S 329.75 FT, W 132
329.74 FT, E 1323.34 FT TO POB.

SINGER CHRISTOPHER/GAVIDIA ANDRES
3764 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2027

06-7S-16-04143-002

BUILDING CHARACTERISTICS

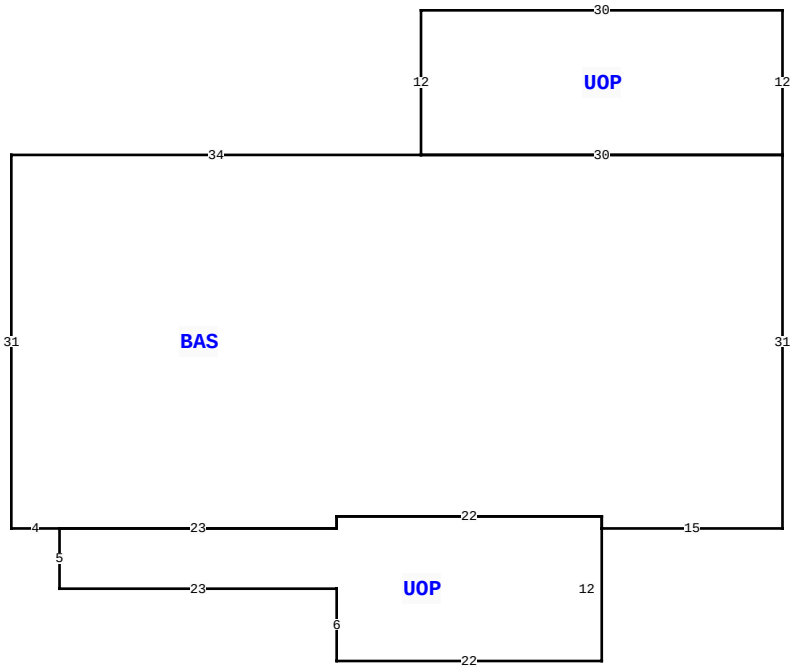
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,962	100		1,962	180,603
UOP	360	25		90	8,285
UOP	379	25		95	8,745
TOTALS	2,701			2,147	197,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,147	125.2900	116.52	250,168	2001	2015	0	0	0	21.00	79.00

2 MANUF 1 0% - 2023 Heated Area: 1962 HX Base Yr



3764 SW WILSON SPRINGS RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	197,633
TOTAL MARKET OB/XF VALUE	15,100
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	322,733
SOH/AGL Deduction	0
ASSESSED VALUE	322,733
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	322,733
TOTAL JUST VALUE	322,733
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	324,853

SALE:3:1: 10 ACRES

SALE:2:1: MH MOVED??

SALE:1:1: RETURNING TO FORMER OWNER

BLDG:1:1: FLEE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18420	M H	125	06/19/2001
14883	PUMP/UTPOL	30	12/28/1998
9247	M H	125	01/11/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/1475	5/13/2022	WD	Q	I	01	320,000
GRANTOR: THOMPSON CHRISTOPHER						
GRANTEE: SINGER CHRISTOPHER						
1369/1257	9/18/2018	WD	Q	I	05	95,000
GRANTOR: RUSSELL W CORWIN, WID						
GRANTEE: CHRISTOPHER SHAWN T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W34 S31 E4 E23 N1 E22 S1 E15 N31 W30 $
UOP=[ORIG=-30,31] S5 E23 S6 E22 N12 W22 S1 W23 $
UOP=[ORIG=30,0] N12 W30 S12 E30 $
.

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	0021	BARN,FR AE	0	0	24	25	1.00	UT	0.00	0.00	100	1995	1995	3	100	5,000	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
3	0296	SHED METAL	0	0	10	10	1.00	UT	0.00	0.00	100	2008	2008	3	100	500	
4	0296	SHED METAL	0	0	10	10	1.00	UT	0.00	0.00	100	2008	2008	3	100	500	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50	2.50	50	2008	2008	3	50	450	
7	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50	2.50	50	2008	2008	3	50	450	

LAND DESCRIPTION

TOTAL OB/XF 15,100

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	0		00	0.00	0.00	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

REVIEW DATE 08/19/2022 BY ME Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/17/2026 BY SYS