

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

2026

06-7S-16-04143-002
PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	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
BAS	1,962	100	
UOP	360	25	
UOP	379	25	
TOTALS	2,701		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	MANUF	1	0%	- 2023	Heated Area: 1962		HX Base Yr						
TOTALS												2,147	204,010

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		204,010	
TOTAL MARKET OB/XF VALUE		15,100	
TOTAL LAND VALUE - MARKET		110,000	
TOTAL MARKET VALUE		329,110	
SOH/AGL Deduction		0	
ASSESSED VALUE		329,110	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		329,110	
TOTAL JUST VALUE		329,110	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		317,439	
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	Q	I	01	320,000
GRANTOR: THOMPSON CHRISTOPHER						
GRANTEE: SINGER CHRISTOPHER						
1369/1257	9/18/2018	WD Q	Q	I	05	95,000
GRANTOR: RUSSELL W CORWIN, WID						
GRANTEE: CHRISTOPHER SHAWN T						

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

TOTAL OB/XF														15,100			
3764 SW WILSON SPRINGS RD, FORT WHITE																	
														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	05/06/2026
														INC DATE		AG DATE	MLU

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 \$													

LAND DESCRIPTION														TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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										