LOT 4 SANTA FE WOODS S/D.

819-1261, WD 1067-108, WD 1342-4

SWEAT ASHLEY KAYE/MCLAUGHLIN RICHARD GARRETT
2884 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2026

06-7S-16-04143-104

BUILDING CHARACTERISTICS

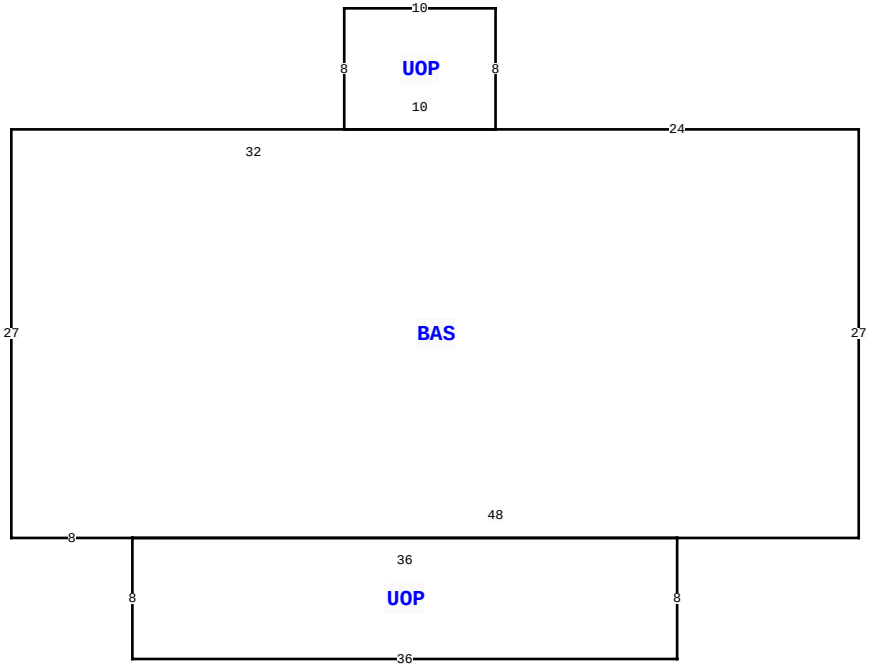
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6716.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	94,575
UOP	80	25		20	1,251
UOP	288	25		72	4,504
TOTALS	1,880			1,604	100,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,604	118.8000	96.23	154,353	1997	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2025 Heated Area: 1512 HX Base Yr 2025



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

2884 SW WILSON SPRINGS RD, FORT WHITE

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
2	0294	SHED WOOD/	0	100	8	8	64.00	UT	7.50	7.50	60	1996	1996	3	60	288	
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	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	100,329
TOTAL MARKET OB/XF VALUE	10,088
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	175,417
SOH/AGL Deduction	0
ASSESSED VALUE	175,417
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	124,006
TOTAL JUST VALUE	175,417
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	171,346

SALE:1:1: LOT 4

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11557	M H	125	08/22/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/617	6/12/2024	WD	Q	I	01	225,000
GRANTOR: BECKNER BENNIE						
GRANTEE: SWEAT ASHLEY KAYE						
1342/0415	7/28/2017	WD	U	I	11	100
GRANTOR: MARIA M & JAIRO A AGU						
GRANTEE: BENNIE & DEBRA BECK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 UOP= N8 W10 S8 E10$W32 S27 E8 UOP= S8 E36 N8 W36$ E48 N27$.

LAND DESCRIPTION

TOTAL OB/XF 10,088

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 10/03/2024 BY TP Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 06/23/2026 BY SYS