LOT 9 SANTA FE WOODS S/D.
820-1781, TD 1026-781, FJ 1044-2

O'SHELL WILLIAM J JR & ANNETTE BLAIR REVOCABLE LIV
3276 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2027

06-7S-16-04143-109

BUILDING CHARACTERISTICS

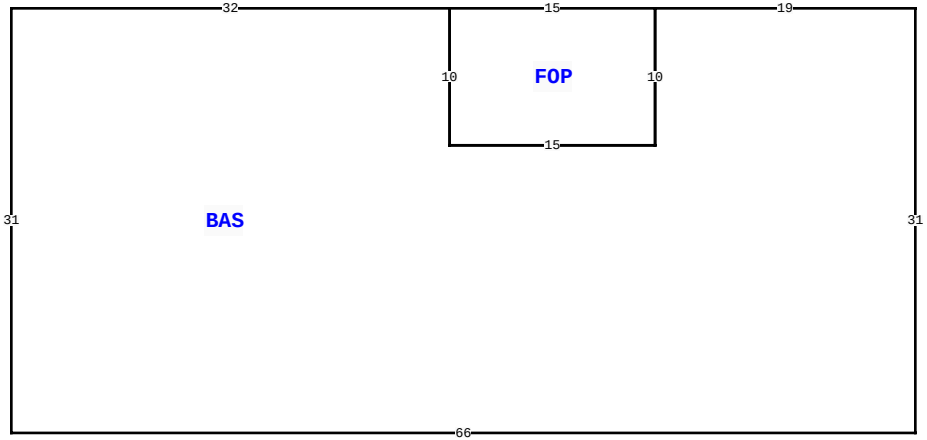
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
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	1,896	100		1,896	201,614
FOP	150	35		52	5,530
TOTALS	2,046			1,948	207,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,948	115.5000	114.34	222,734	2021	2021	0	0	0	7.00	93.00

1 MANUF 3 100% - 2022 Heated Area: 1896 HX Base Yr 2022



3276 SW WILSON SPRINGS RD, FORT WHITE

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

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	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,600	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		207,143
TOTAL MARKET OB/XF VALUE		14,000
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		286,143
SOH/AGL Deduction		212,467
ASSESSED VALUE		73,676
TOTAL EXEMPTION VALUE	HX HB	48,676
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		286,143
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,244

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049215	Electrical Servic	0	02/15/2024
40698	M H	0	10/12/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1409/2060	4/10/2020	WD	Q	V	03	34,900
GRANTOR: NORTHERN ALACHUA HOLD						
GRANTEE: WILLIAM J O'SHELL &						
1143/2334	1/24/2008	WD	Q	V	01	100
GRANTOR: MARK P & NANCY J SULL						
GRANTEE: NORTHERN ALACHUA HO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FOP= W15 S10 E15 N10$ S10 W15 N10 W32 S31 E66 N31$.

LAND DESCRIPTION

TOTAL OB/XF 14,000

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 12/02/2024 BY TW Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS