

LOT 11 SANTA FE WOODS S/D.
817-655, WD 1009-2441, DC 1224-1

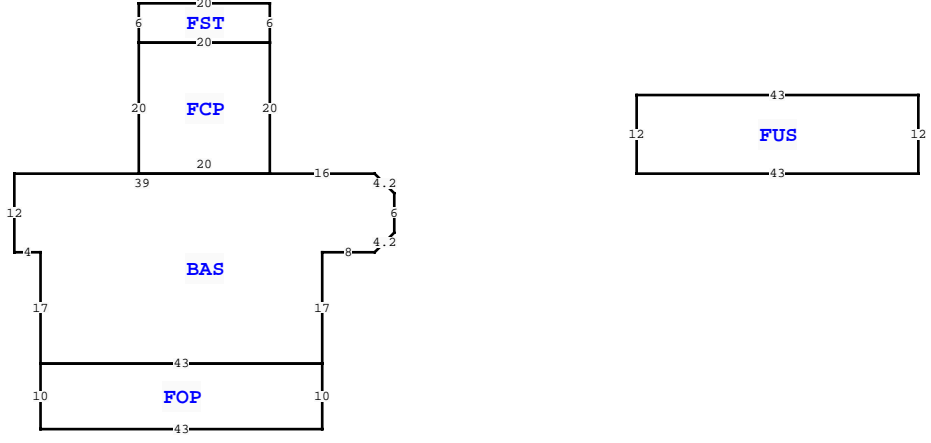
OTTINOT IVES M/GORDON GUIRLAINE S
3406 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2026

06-7S-16-04143-111

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	32	HARDIE BRD 50
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectural Units	05	CONV 100 0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6716.0100	1.00/

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,229	137.2140	153.68	342,553	2006	2006	0	0	19.00	81.00		
2 SINGLE FAM 100% - 2023 Heated Area: 1934 HX Base Yr 2023													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,418	100		1,418	176,514
FCP	400	25		100	12,448
FOP	430	30		129	16,058
FST	120	55		66	8,216
FUS	516	100		516	64,232
TOTALS	2,884			2,229	277,468

3406 SW WILSON SPRINGS RD, FORT WHITE

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

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	0020	BARN,FR	0 100	34	48	1.00	UT	16,000.00	16,000.00	100	1996	1996	3	100	16,000	
2	0021	BARN,FR AE	0 100	16	24	1.00	UT	0.00	0.00	100	1996	1996	3	100	2,000	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0 100	20	24	480.00	UT	3.00	3.00	100	2008	2008	3	100	1,440	
5	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	100	2,000	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		277,468	
TOTAL MARKET OB/XF VALUE		28,440	
TOTAL LAND VALUE - MARKET		57,000	
TOTAL MARKET VALUE		320,031	
SOH/AGL Deduction		0	
ASSESSED VALUE		320,031	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		268,620	
TOTAL JUST VALUE		362,908	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		364,333	
SALE:1:1: TRACT 11			
BLDG:1:1: HORT MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20511	SFR	343	03/13/2003
11568	M H	125	08/26/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/1186	8/23/2021	WD Q	Q	I	01	380,000
GRANTOR: JOHNSTON MAVIS ELAINE						
GRANTEE: OTTINOT IVES M						
1009/2441	3/12/2004	WD Q	Q	I	01	100
GRANTOR: VERNIE W SMITH JR						
GRANTEE: VERNIE SMITH & MAVI						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W16 FCP= N20 FST= N6 W20 S6 E20\$ W20 S20 E20\$ W39 S12 E4 S17 FOP= S10 E43 N10 W43\$ E43 N17 E8 U3 R3 N6 L3 U3 \$ PTR= E40 FUS= E43 N12 W43 S12\$ W40\$.													

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		RSF-1	0.00	0.00	0.20	LT		1.00	1.00	1.00	65,000.00	65,000.00	13,000							
2	6200	A	PASTURE 3	100					4.01	AC		1.00	1.00	1.00	280.00	280.00	1,123							
3	9910	M	MKT.VAL.AG	100					0.80	LT		1.00	1.00	1.00	55,000.00	55,000.00	44,000							