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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

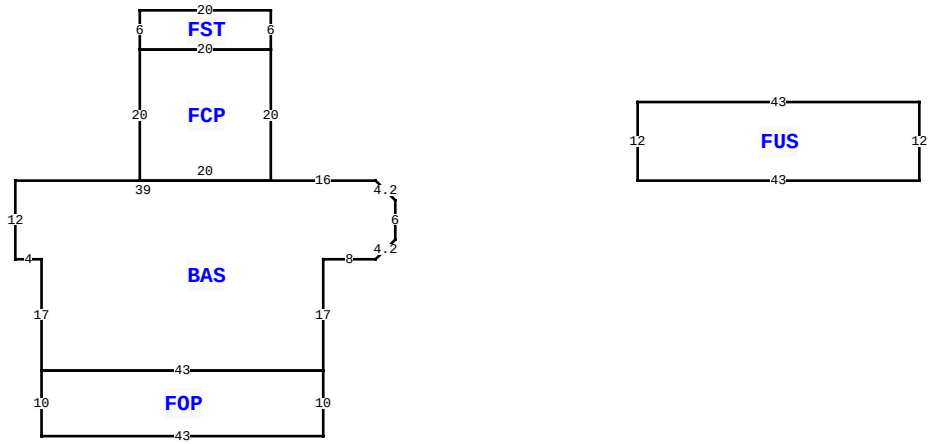
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	32	HARDIE BRD 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		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/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,418	100		1,418	179,661
FCP	400	25		100	12,670
FOP	430	30		129	16,344
FST	120	55		66	8,362
FUS	516	100		516	65,378
TOTALS	2,884			2,229	282,415

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	156.42	348,660	2006	2006	0	0	0	19.00	81.00

2 SINGLE FAM 100% - 2023 Heated Area: 1934 HX Base Yr 2023



3406 SW WILSON SPRINGS RD, FORT WHITE

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

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		282,415
TOTAL MARKET OB/XF VALUE		28,440
TOTAL LAND VALUE - MARKET		57,000
TOTAL MARKET VALUE		324,978
SOH/AGL Deduction		1,558
ASSESSED VALUE		323,420
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		272,009
TOTAL JUST VALUE		367,855
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	I	01	380,000
GRANTOR: JOHNSTON MAVIS ELAINE						
GRANTEE: OTTINOT IVES M						
1009/2441	3/12/2004	WD	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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 28,440

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	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							

REVIEW DATE 12/15/2021 BY CP Total Acres: 5.01 Total Land Value: 14,123 Market: 44,000 Agricultural: 1,123 Common: 13,000 PRINTED 05/08/2026 BY SYS