

COMM NW COR OF NW1/4 OF NE1/4,
 RUN E 105 FT FOR POB, CONT E
 418.86 FT, S 210 FT, W 223.86

DOUGLAS ORION/MORRIS BRENDA D
 2464 SW WILSON SPRINGS RD
 FORT WHITE, FL 32038

2026

06-7S-16-04146-002


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 6,050 TOTAL LAND VALUE - MARKET 15,680 TOTAL MARKET VALUE 7,152 SOH/AGL Deduction 0 ASSESSED VALUE 7,152 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 7,152 TOTAL JUST VALUE 21,730 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 21,730											
																				PERMIT NUM DESCRIPTION AMT ISSUED 18953 TR/TRAILER 75 11/13/2001											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1303/0002 10/22/2015 WD U V 11 100 GRANTOR: ORION DOUGLAS GRANTEE: ORION DOUGLAS & BRE 1288/2014 1/29/2015 WD U V 11 100 GRANTOR: ORION DOUGLAS GRANTEE: ORION DOUGLAS & BRE											
TOTALS										2464 SW WILSON SPRINGS RD, FORT WHITE										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/14/2024 MLU											
EXTRA FEATURES																				BUILDING NOTES											
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	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800															
2	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,500															
3	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	750															
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000															
										TOTAL OB/XF										6,050											
LAND DESCRIPTION																				OTHER ADJUSTMENTS AND NOTES											
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	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	5600	A	TIMBER 3	0		A-1	0.00	0.00	3.92	AC		1.00	1.00	1.00	281.00	281.00	1,102														
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	3.92	AC		1.00	1.00	1.00	4,000.00	4,000.00	15,680														
REVIEW DATE 06/15/2017 BY BC Total Acres: 3.92 Total Land Value: 1,102 Market: 15,680 Agricultural: 1,102 Common: 0 PRINTED 06/08/2026 BY SYS																															