LOTS 17 & 18 BLK 1 WILSON SPRING
1-A LOT 17 PARTICULARLY DESC: CO
SW1/4, RUN S 2186.25 FT TO SE'LY

SEENER TIMOTHY/SEENER AMI
121 SW TURTLE PL
FORT WHITE, FL 32038

2027

06-7S-16-04149-117

BUILDING CHARACTERISTICS

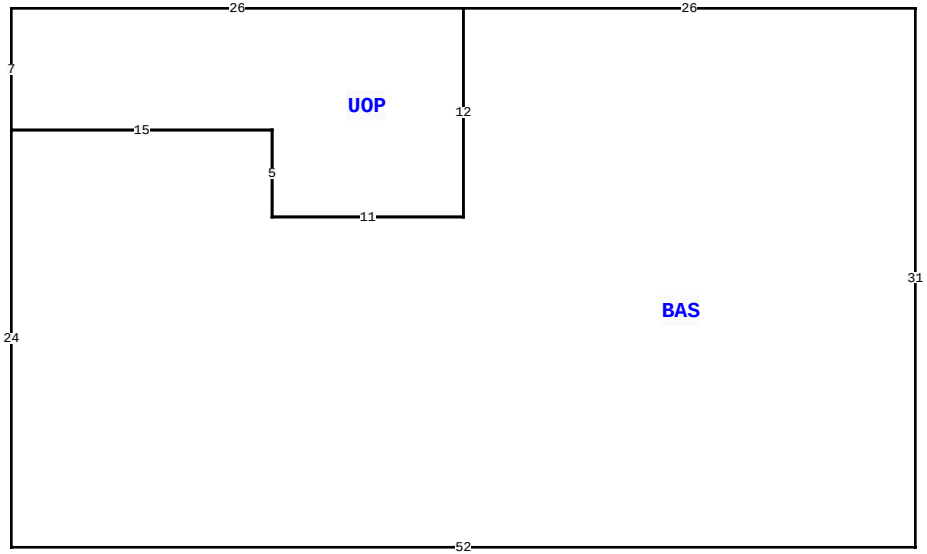
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6716.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,375	100		1,375	63,707
UOP	237	20		47	2,178
TOTALS	1,612			1,422	65,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,422	64.8000	71.28	101,360	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 1375 HX Base Yr 2025



121 SW TURTLE PL, FORT WHITE

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	65,884
TOTAL MARKET OB/XF VALUE	7,676
TOTAL LAND VALUE - MARKET	34,000
TOTAL MARKET VALUE	107,560
SOH/AGL Deduction	3,300
ASSESSED VALUE	104,260
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	52,849
TOTAL JUST VALUE	107,560
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1441/1420	6/30/2021	WD	Q	I	01	80,000
GRANTOR: WARREN KAREN RUTH						
GRANTEE: SEENER TIMOTHY						
1228/2256	1/28/2012	WD	Q	I	01	65,000
GRANTOR: CHARLES E & PHYLLIS S						
GRANTEE: KAREN RUTH WARREN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 UOP= W26 S7 E15 S5 E11 N12$ S12 W11 N5 W15 S24 E52 N31$.

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	0294	SHED WOOD/	0	100	10	12	120.00	UT	2.00	2.00	100	2001	2001	3	100	240	
2	0070	CARPORT UF	0	100	12	27	324.00	UT	2.00	2.00	100	2001	2001	3	100	648	
3	0070	CARPORT UF	0	100	0	0	645.00	UT	1.50	1.50	100	2001	2001	3	100	968	
4	0296	SHED METAL	0	100	0	0	480.00	UT	3.00	3.00	100	2001	2001	3	100	1,440	
5	0070	CARPORT UF	0	100	12	22	264.00	UT	2.50	2.50	100	2001	2001	3	100	660	
6	0210	GARAGE U	0	100	12	28	336.00	UT	3.00	3.00	100	2001	2001	3	100	1,008	
7	0296	SHED METAL	0	100	16	24	384.00	UT	3.00	3.00	100	2001	2001	3	100	1,152	
8	0251	LEAN TO W/	0	100	10	24	240.00	UT	1.50	1.50	100	2001	2001	3	100	360	
9	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 7,676

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		A-1	0.00	0.00	2.00	LT		1.00	1.00	0.85	20,000.00	17,000.00	34,000							

REVIEW DATE 06/25/2015 BY TW Total Acres: 0.47 Total Land Value: 34,000 Market: 0 Agricultural: 0 Common: 34,000 PRINTED 11/17/2026 BY SYS