

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

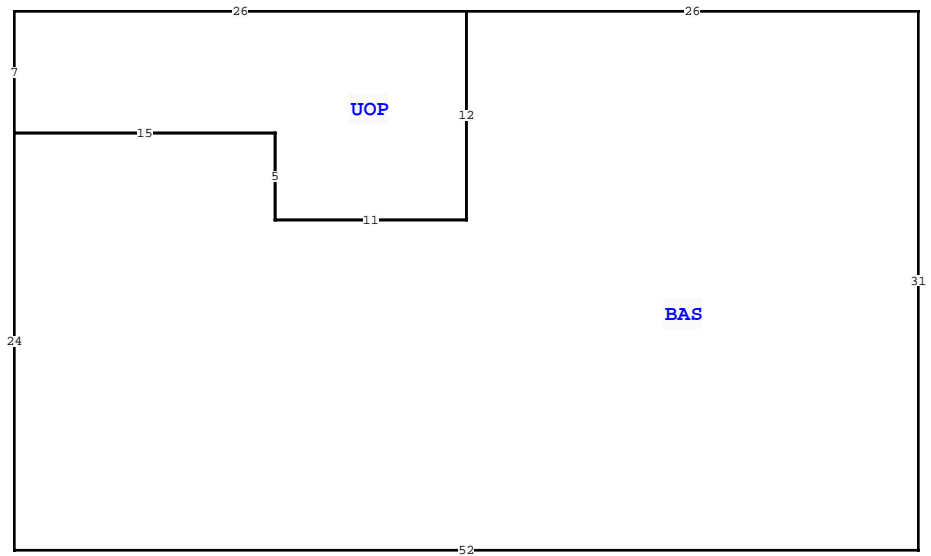
SEENER TIMOTHY/SEENER AMI
 121 SW TURTLE PL
 FORT WHITE, FL 32038

2026

06-7S-16-04149-117


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
Architactual	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
BAS	1,375	100	
UOP	237	20	
TOTALS	1,612		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2025								
				Heated Area: 1375			HX Base Yr 2025				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			67,086
TOTAL MARKET OB/XF VALUE			7,676
TOTAL LAND VALUE - MARKET			34,000
TOTAL MARKET VALUE			108,762
SOH/AGL Deduction			7,539
ASSESSED VALUE			101,223
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			49,812
TOTAL JUST VALUE			108,762
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			98,562

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						

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

TOTAL OB/XF												7,676
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/08/2026	MLU					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

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

LAND DESCRIPTION												TOTAL OB/XF												7,676
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	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							