

LOT 19 BLOCK 1 WILSON SPRINGS CO
1-A. DESC AS: COMM NW COR OF SW1
2186.25 FT TO SE'LY R/W OF SW ME

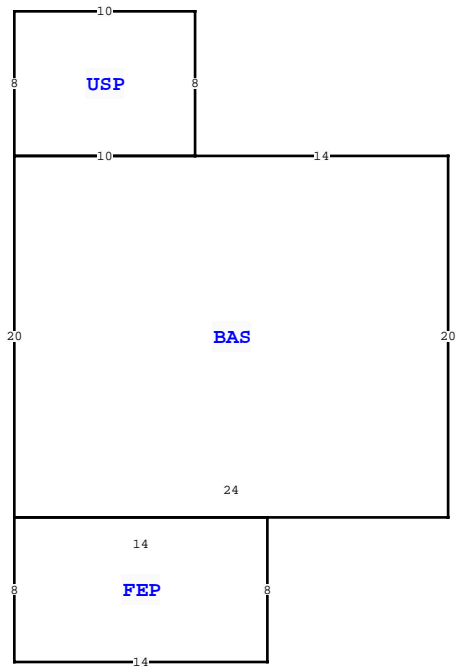
CAWEIN VICTORIA
4045 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2026

06-7S-16-04149-119
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floo	09	PINE WOOD 100	
Air Condition	02	WINDOW 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		1 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	04	04 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
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	480	100	
FEP	112	80	
USP	80	35	
TOTALS	672		598

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%	- 2022		Heated Area: 480					HX Base Yr 2022		



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			53,298
TOTAL MARKET OB/XF VALUE			5,580
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			78,878
SOH/AGL Deduction			39,147
ASSESSED VALUE			39,731
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			14,731
TOTAL JUST VALUE			78,878
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			73,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050492	Roof Replacement	11,000	08/01/2024
000048291	Roof Replacement	7,500	09/29/2023
000048236	Electrical Servic	0	09/21/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1448/391	9/21/2021	WD	Q	I	01	85,000

GRANTOR: SEENER TIMOTHY G
GRANTEE: CAWEIN VICTORIA
1302/1149 10/01/2015 QC U I 11 100
GRANTOR: ROBERT DONALD JR & BA
GRANTEE: TIMOTHY G & AMI E S

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	0070	CARPOT UF	0	100	12	20	240.00	UT	2.00	100	2001	2001	3	100	480	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	2024	2023		85	5,100	

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	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	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							