

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

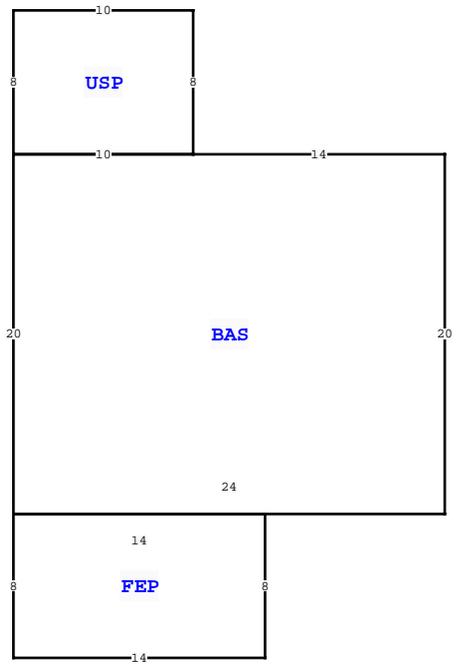
CAWEIN VICTORIA
 4045 SW WILSON SPRINGS RD
 FORT WHITE, FL 32038

2026

06-7S-16-04149-119

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			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			53,298
TOTAL MARKET OB/XF VALUE			5,580
TOTAL LAND VALUE - MARKET			14,000
TOTAL MARKET VALUE			72,878
SOH/AGL Deduction			33,147
ASSESSED VALUE			39,731
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			14,731
TOTAL JUST VALUE			72,878
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			73,939
LAND:1:1: ADJ 4 PAVED RD			
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 / V / I / RSN CD
1448/391	9/21/2021	WD Q	I 01
GRANTOR: SEENER TIMOTHY G		SALE PRICE	
GRANTEE: CAWEIN VICTORIA		85,000	
1302/1149	10/01/2015	QC U	I 11
GRANTOR: ROBERT DONALD JR & BA		100	
GRANTEE: TIMOTHY G & AMI E S			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W14 USP= N8 W10 S8 E10\$ W10 S20 FEP= S8 E14 N8 W14\$ E24 N20\$.			

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
1	0070	CARPOT UF	0	100	12	20	UT	2.00	2.00	100	2001	2001
2	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2024	2023

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	14,000.00	14,000.00	14,000								