AKA LOT 21 BLOCK 1 WILSON SPRING
1A: COMM NW COR OF SW1/4, RUN S
PT ON N LINE OF WILSON SPRINGS P

MILLER JOHNNY JR/MILLER LORI
343 WARTON STREET
JACKSONVILLE, FL 32220

2027

06-7S-16-04149-121

BUILDING CHARACTERISTICS

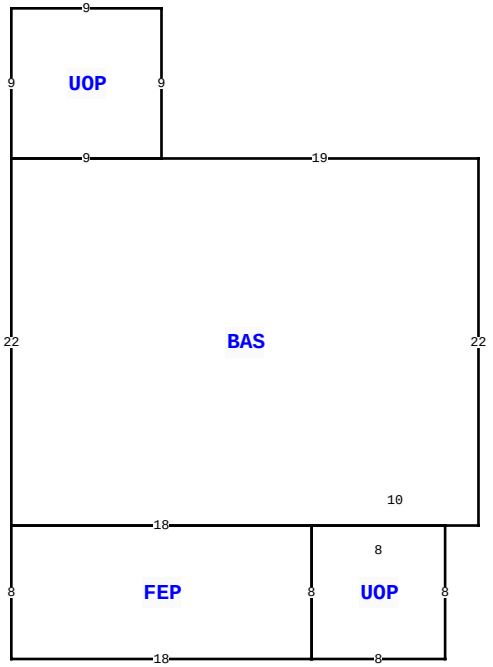
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 70
Interior Floo	13	LAM/VNLPLK 30
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	616	100		616	45,425
FEP	144	80		115	8,481
UOP	64	20		13	959
UOP	81	20		16	1,180
TOTALS	905			760	56,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	760	103.1380	113.45	86,222	1967	1995	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 616 HX Base Yr



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

4025 SW WILSON SPRINGS RD, FORT WHITE

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	56,044
TOTAL MARKET OB/XF VALUE	8,640
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	84,684
SOH/AGL Deduction	0
ASSESSED VALUE	84,684
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,684
TOTAL JUST VALUE	84,684
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/774	7/07/2025	WD	Q	I	01	131,500
GRANTOR: ALVINO ANGELA K						
GRANTEE: MILLER JOHNNY JR						
1502/2488	11/09/2023	WD	Q	I	01	75,000
GRANTOR: HILLHOUSE PAUL						
GRANTEE: ALVINO ANGELA K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 UOP= N9 W9 S9 E9$ W9 S22 FEP= S8 E18 N8 W18$ E18
UOP= S8 E8 N8 W8$ E10 N22$.

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	0210	GARAGE U	0	0	16	20	320.00	UT	10.00	10.00	100	2001	2001	3	100	3,200	
2	0251	LEAN TO W/	0	0	8	20	160.00	UT	1.50	1.50	100	2001	2001	3	100	240	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0040	BARN,POLE	0	0	12	30	360.00	UT	5.00	5.00	100	2008	2008	3	100	1,800	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 8,640

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 02/10/2026 BY TP Total Acres: 0.55 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/17/2026 BY SYS