LOT 22 BLOCK 1 WILSON SPRINGS CO
1-A: COMM NW COR OF SW1/4, RUN S
TO N LINE OF WILSON SPRINGS PHAS

ARBELAEZ JOSE A/RODRIGUEZ SANDRA E
4007 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2027

06-7S-16-04149-122

BUILDING CHARACTERISTICS

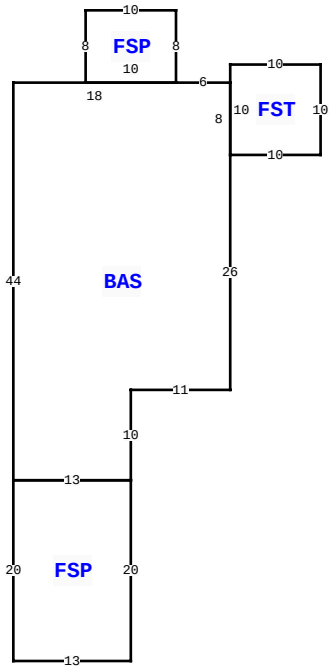
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
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	946	100		946	50,883
FSP	80	40		32	1,721
FSP	260	40		104	5,594
FST	100	55		55	2,958
TOTALS	1,386			1,137	61,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,137	75.2229	82.75	94,087	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 946 HX Base Yr



4007 SW WILSON SPRINGS RD, FORT WHITE

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

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	0	12	16	192.00	UT	5.00	5.00	100	2001	2001	3	100	960	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	61,157
TOTAL MARKET OB/XF VALUE	960
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	82,117
SOH/AGL Deduction	0
ASSESSED VALUE	82,117
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,117
TOTAL JUST VALUE	82,117
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051203	Electrical Servic	0	10/22/2024
20850	M H	125	07/10/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1472/2146	8/01/2022	WD	Q	I	01	75,000
GRANTOR: SIMPSON CECIL HAYWARD						
GRANTEE: ARBELAEZ JOSE A						
1034/0382	11/19/2004	WD	Q	I		29,500
GRANTOR: TAMELA LYNN MELTON						
GRANTEE: CECIL HAYWARD SIMPS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W6 W18 S44 E13 N10 E11 N26 N8 $
FSP=[ORIG=-24,44] S20 E13 N20 W13 $
FST=[ORIG=0,8] E10 N10 W10 S10 $
FSP=[ORIG=-6,0] N8 W10 S8 E10 $
.

LAND DESCRIPTION

TOTAL OB/XF 960

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 11/26/2024 BY TW Total Acres: 0.51 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/17/2026 BY SYS