LOTS 5, 23 & 24 BLOCK 1 WILSON S
COMMUNITY PHASE 1-A.
LOT 24 BLOCK 1DESC AS: COMMAT NW

MELTON TAMELA
3971 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2027

06-7S-16-04149-124

BUILDING CHARACTERISTICS

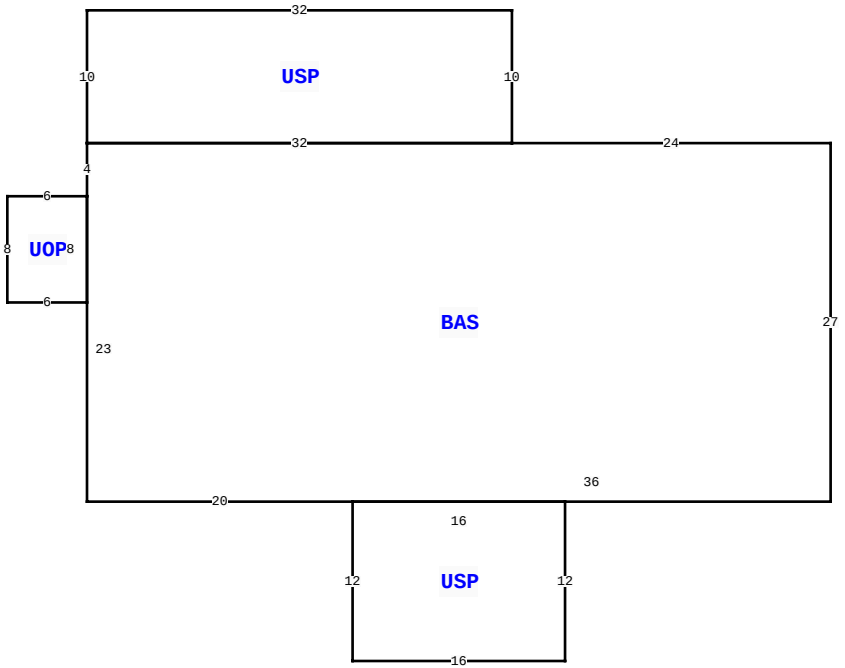
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
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	1,512	100		1,512	37,528
UOP	48	25		12	298
USP	192	35		67	1,663
USP	320	35		112	2,780
TOTALS	2,072			1,703	42,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,703	103.4100	62.05	105,671	1988	1988	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2004 Heated Area: 1512 HX Base Yr 2004



3971 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	100	2008	2008	3	100	1,800	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	
9	0296	SHED METAL	0	100	0	0	1.00	UT	1,400.00	1,400.00	100	2024	2023		100	1,400	

LAND DESCRIPTION

TOTAL OB/XF 16,900

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	0200	C	MBL HM	100		A-1	0.00	0.00	2.00	LT		1.00	1.00	0.70	20,000.00	14,000.00	28,000							
2	0200	C	MBL HM	0			0.00	0.00	1.00	LT		1.00	1.00	0.50	20,000.00	10,000.00	10,000							

REVIEW DATE 12/14/2023 BY JB Total Acres: 1.08 Total Land Value: 38,000 Market: 0 Agricultural: 0 Common: 38,000 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		62,281
TOTAL MARKET OB/XF VALUE		16,900
TOTAL LAND VALUE - MARKET		38,000
TOTAL MARKET VALUE		117,181
SOH/AGL Deduction		38,300
ASSESSED VALUE		78,881
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		53,881
TOTAL JUST VALUE		117,181
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23984	M H	457	12/22/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1130/1012	9/07/2006	QC	Q	I	01	100
GRANTOR: DELORIS MELTON						
GRANTEE: TAMELA MELTON						
1036/1940	1/26/2005	WD	U	V	08	3,000
GRANTOR: WILSON SPRINGS INC						
GRANTEE: MELTON & MELTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 USP= N10 W32 S10 E32$ W32 S4 UOP= W6 S8 E6 N8$ S23 E20 USP= S12 E16 N12 W16$ E36 N27$.

LOTS 5, 23 & 24 BLOCK 1 WILSON S
COMMUNITY PHASE 1-A.
LOT 24 BLOCK 1DESC AS: COMMAT NW

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3971 SW WILSON SPRINGS RD
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2027

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BUILDING CHARACTERISTICS

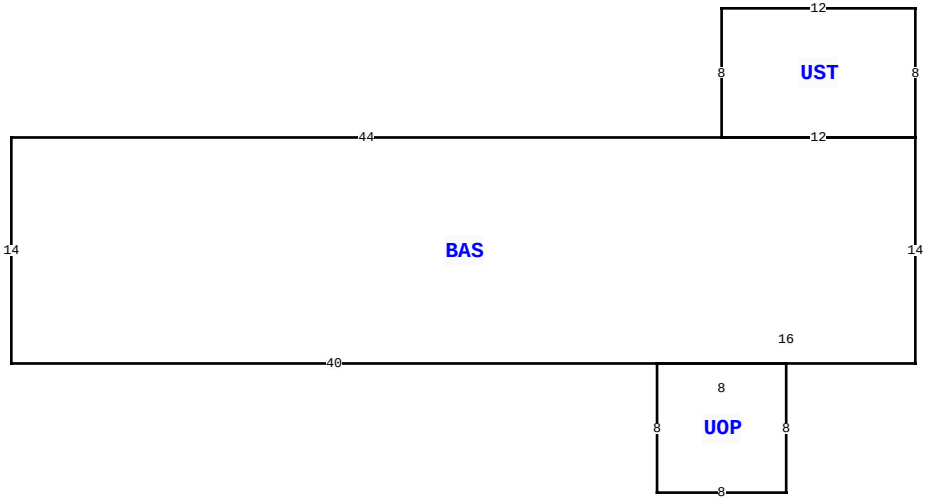
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
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	784	100		784	18,612
UOP	64	25		16	380
UST	96	45		43	1,021
TOTALS	944			843	20,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	843	98.9100	59.35	50,032	1991	1991	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2004 Heated Area: 784 HX Base Yr 2004



3971 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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TOTAL JUST VALUE	117,181
NCON VALUE	0
INCOME VALUE	
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SALES DATA

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GRANTOR: DELORIS MELTON						
GRANTEE: TAMELA MELTON						
1036/1940	1/26/2005	WD	U	V	08	3,000
GRANTOR: WILSON SPRINGS INC						
GRANTEE: MELTON & MELTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S14 E40 UOP= S8 E8 N8 W8$ E16 N14 UST= N8 W12 S8 E12$ W12$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/14/2023 BY JB Total Acres: 1.08 Total Land Value: 38,000 Market: 0 Agricultural: 0 Common: 38,000 PRINTED 11/17/2026 BY SYS