LOT 1 BLOCK 2 WILSON SPRINGS COM
1-A. COMM AT NW COR OF SW1/4, RU
TO PT ON N R/W LINE WILSON SPRIN

WALLACE BESSIE
114 SW TURTLE PL
FORT WHITE, FL 32038

2027

06-7S-16-04149-201

BUILDING CHARACTERISTICS

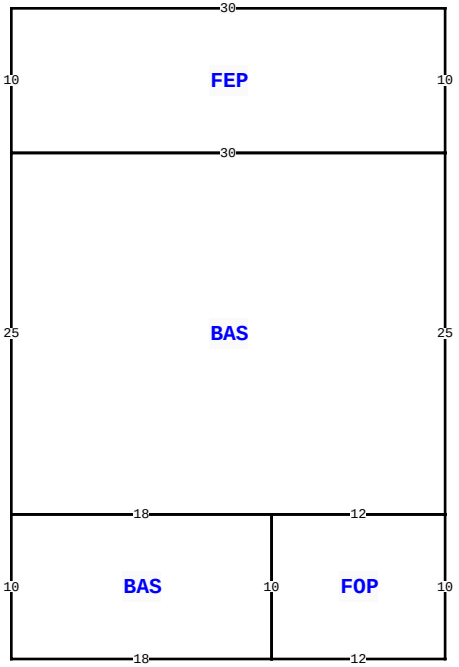
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	180	100		180	13,101
BAS	750	100		750	54,590
FEP	300	80		240	17,469
FOP	120	30		36	2,620
TOTALS	1,350			1,206	87,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,206	101.7960	111.98	135,048	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 930 HX Base Yr



114 SW TURTLE PL, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	87,781
TOTAL MARKET OB/XF VALUE	651
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	106,432
SOH/AGL Deduction	0
ASSESSED VALUE	106,432
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,432
TOTAL JUST VALUE	106,432
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001	M H	125	09/27/2002
20001	RECONNECT	50	09/27/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1243/2606	10/29/2012	WD	U	I	37	25,900
GRANTOR: ALAN B SMITH						
GRANTEE: BESSIE WALLACE						
1190/2326	3/10/2010	WD	U	I	12	29,900
GRANTOR: BENEFICIAL FLORIDA IN						
GRANTEE: ALAN B SMITH						

BUILDING NOTES

BUILDING DIMENSIONS

FEP= N10 W30 S10 E30$ BAS= W30 S25 BAS= S10 E18 N10 W18$ E18
FOP= S10 E12 N10 W12$ E12 N25$.

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	0070	CARPORT UF	0	0	13	18	234.00	UT	1.50	1.50	100	2001	2001	3	100	351	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 651

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	0.90	20,000.00	18,000.00	18,000							

REVIEW DATE 06/25/2015 BY TW Total Acres: 0.89 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS