

AKA LOT 4 BLK 2 WILSON SPRINGS C
1-A. COMM NW COR OF SW1/4, RUN
A PT ON N LINE OF WILSON SPRINGS

FRESH N SALTY LLC
7769 HOLIDAY DR NORTH
SARASOTA, FL 34231

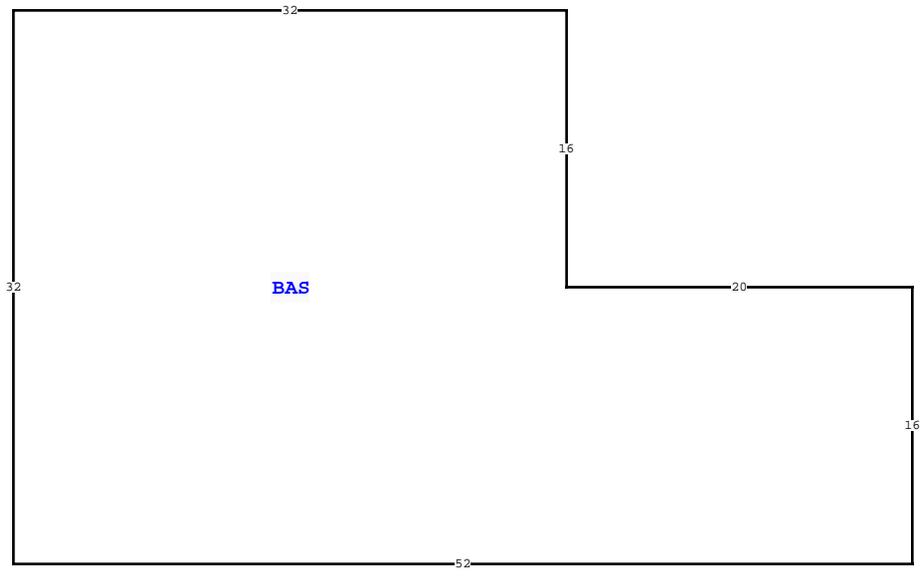
2026

06-7S-16-04149-204



ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	02	SHED 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,344	81.9000	91.73	123,285	1967	1967	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2022 Heated Area: 1344 HX Base Yr													



Quality	03	03			
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	1,344	100		1,344	80,135
TOTALS	1,344			1,344	80,135

172 SW TURTLE PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025
INC DATE		AG DATE	MLU

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0020	BARN,FR	0	0	30	32	960.00	UT	1.50	1.50	100	2001	2001	3	100	1,440	

TOTAL OB/XF 1,440

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	14,000.00	12,600.00	12,600							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				80,135	
TOTAL MARKET OB/XF VALUE				1,440	
TOTAL LAND VALUE - MARKET				12,600	
TOTAL MARKET VALUE				94,175	
SOH/AGL Deduction				0	
ASSESSED VALUE				94,175	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				94,175	
TOTAL JUST VALUE				94,175	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				94,175	

LAND:1:1: ADJ 4 PAVED RD

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1440/494	6/10/2021	WD	U	I	11	100
GRANTOR: HAWORTH BRIAN						
GRANTEE: FRESH N SALTY LLC						
1290/1359	3/05/2015	WD	U	I	37	40,000
GRANTOR: T J SHAW & MARJORIE A						
GRANTEE: BRIAN & JESSICA HAW						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W20 N16 W32 S32 E52 N16S.