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

2027

06-7S-16-04149-204

BUILDING CHARACTERISTICS

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
Quality	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

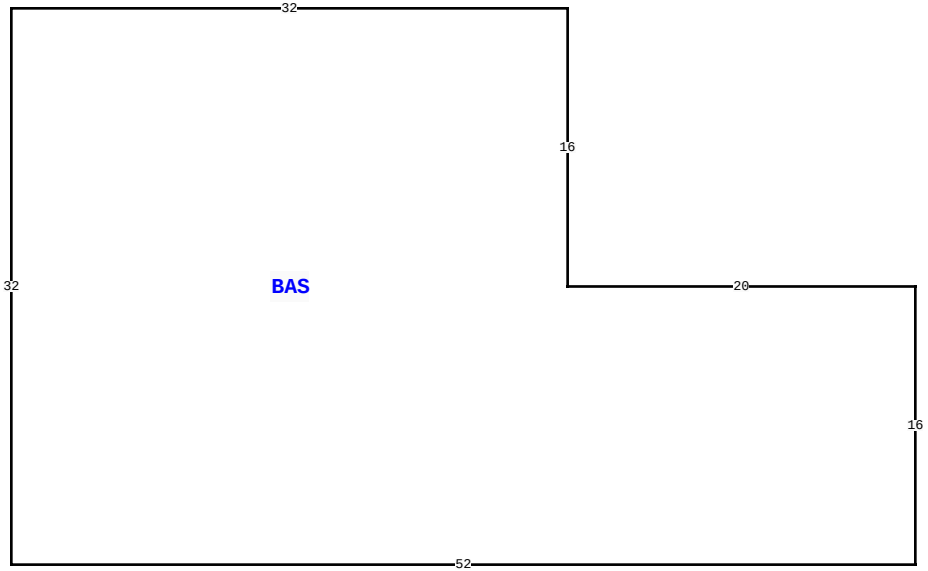
NEIGHBORHOOD/LOC 6716.0400 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	78,703
TOTALS	1,344			1,344	78,703

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	90.09	121,081	1967	1967	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1344 HX Base Yr



172 SW TURTLE PL, FORT WHITE

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
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	78,703
TOTAL MARKET OB/XF VALUE	1,440
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	98,143
SOH/AGL Deduction	0
ASSESSED VALUE	98,143
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,143
TOTAL JUST VALUE	98,143
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,575

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 N16$.

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	0020	BARN,FR	0	0	30	32	960.00	UT	1.50	1.50	100	2001	2001	3	100	1,440	

LAND DESCRIPTION

TOTAL OB/XF 1,440

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: 0.84 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS