

AKA LOT 5 BLOCK 2 WILSON SPRINGS  
 1A: COMM NW COR OF SW1/4, RUN S  
 S 967.53 FT TO SE'LY R/W SW MEMO

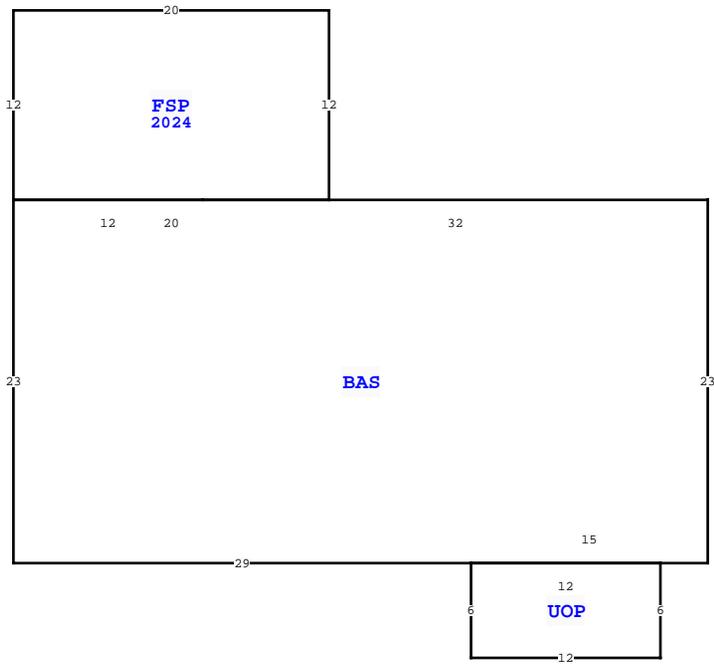
PATI CHRISTOPHER M/CHACON JOSE E  
 200 SW TURTLE PL  
 FORT WHITE, FL 32038

**2026**

06-7S-16-04149-205  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LAM/VNLPK 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectural	01	CONV 100	
Units		0 100	
Condition Adj	04	04 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6716.0400 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,012	100	
FSP	240	40	2024
UOP	72	25	
TOTALS	1,324		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	- 2025								
				Heated Area: 1012				HX Base Yr 2025				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			111,290
TOTAL MARKET OB/XF VALUE			13,840
TOTAL LAND VALUE - MARKET			14,000
TOTAL MARKET VALUE			139,130
SOH/AGL Deduction			55,524
ASSESSED VALUE			83,606
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			32,195
TOTAL JUST VALUE			139,130
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			143,357

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1506/1681	1/16/2024	WD	Q	I	01	160,000
GRANTOR: HOPPER DENISE CAROL						
GRANTEE: PATI CHRISTOPHER M						
1429/1252	5/26/2020	WD	U	I	11	100
GRANTOR: BAUGHN WILLARD						
GRANTEE: HOPPER DENISE CAROL						

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
1	0070	CARPORT UF	0	100	18	20	360.00	UT	1.50	100	2001	2001
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	100	2008	2008
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100		
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2015	2015
5	9946	Well	0	100	0	0	1.00	UT	4,000.00	100	2024	2023
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2024	2023

TOTAL OB/XF													13,840
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								
			05/13/2025			MLU							

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[ORIG=0,0] W32 W12 S23 E29 E15 N23 \$												
UOP=[ORIG=-15,23] S6 E12 N6 W12 \$												
FSP=[YR=2024;ORIG=-44,0] N12 E20 S12 W20 \$												

LAND DESCRIPTION													TOTAL OB/XF													13,840
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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	14,000.00	14,000.00	14,000									