

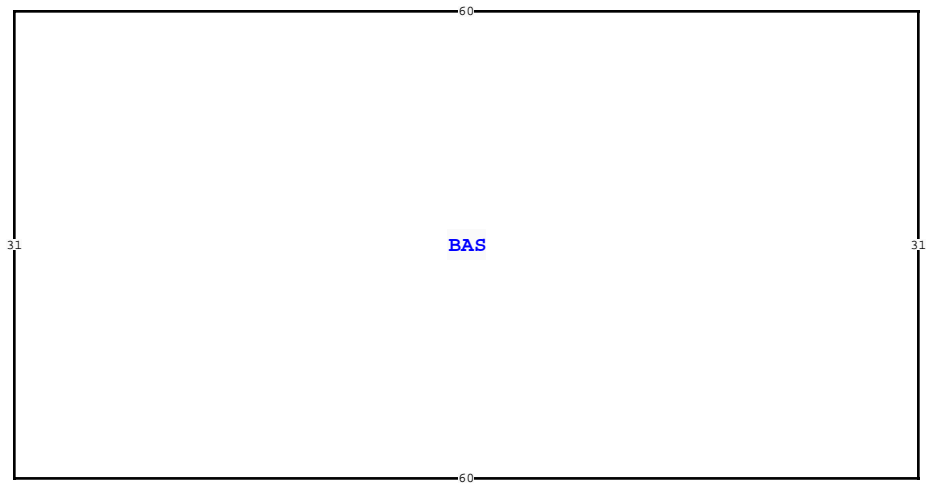
LOTS 6 & 7 BLOCK 2 WILSON SPRING  
 PHASE 1-A LOT 6 DESC AS: COMM AT  
 & RUN S 1218.72 FT TO PT ON N LI

CHURICO JORDAN  
 222 SW TURTLE PL  
 FORT WHITE, FL 32038

**2026**

06-7S-16-04149-206  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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 Units	01	CONV	100
		0	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	1,860	100	
TOTALS	1,860		152,728

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: 1860 HX Base Yr 2025	
													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE								
BAS	1,860	100		1,860	152,728								

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			152,728	
TOTAL MARKET OB/XF VALUE			10,200	
TOTAL LAND VALUE - MARKET			34,000	
TOTAL MARKET VALUE			196,928	
SOH/AGL Deduction			0	
ASSESSED VALUE			196,928	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			145,517	
TOTAL JUST VALUE			196,928	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			192,089	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39931	ELECTRICAL	0	06/11/2020
37703	M H	685	01/31/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1523/259	9/05/2024	WD	Q	I	01	217,700
GRANTOR: BLACKSTOCK MALCOLM LE						
GRANTEE: CHURICO JORDAN						
1478/2332	9/20/2022	WD	Q	I	01	60,000
GRANTOR: LEE BECKIE K						
GRANTEE: BLACKSTOCK MALCOLM						

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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	2019	2019	3	100	1,200	
2	0296	SHED METAL	0	100	0	0		1.00	UT 1,800.00	100	2021	2020		100	1,800	
3	9946	Well	0	100	0	0		1.00	UT 4,000.00	100			3	100	4,000	
4	0294	SHED WOOD/	0	100	0	0		1.00	UT 200.00	100	2021	2020		100	200	
5	9947	Septic	0	100	0	0		1.00	UT 3,000.00	100			3	100	3,000	

TOTAL OB/XF														10,200	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										
						05/08/2026	MLU								

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W60 S31 E60 N31\$.

LAND DESCRIPTION										TOTAL OB/XF										10,200									
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	2.00	LT		1.00	1.00	0.85	20,000.00	17,000.00	34,000												