

LOT 10 BLOCK 2 WILSON SPRINGS CO
1-A. COMM NW COR OF SW1/4, RUN S
CONT S 967.53 FT TO SE R/W OF SW

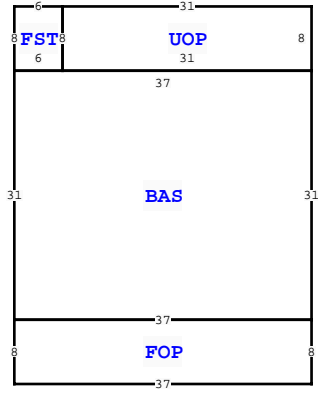
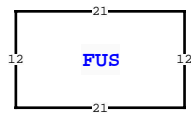
JARRELL ASHLEY NICOLE
414 SW MEMORIAL DR
FORT WHITE, FL 32038

2026

06-7S-16-04149-210
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	80
Interior Floo	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories		2.	2. 100
Architectual	05	CONV	100
Units		0	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
BAS	1,147	100	
FOP	296	30	
FST	48	55	
FUS	252	100	
UOP	248	20	
TOTALS	1,991		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,564	131.9472	147.78	231,128	2012	2012	0	0	13.00	87.00	
2 SINGLE FAM			100% - 2019	Heated Area: 1399			HX Base Yr 2019					



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	201,081			
TOTAL MARKET OB/XF VALUE	500			
TOTAL LAND VALUE - MARKET	20,000			
TOTAL MARKET VALUE	221,581			
SOH/AGL Deduction	69,830			
ASSESSED VALUE	151,751			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	100,340			
TOTAL JUST VALUE	221,581			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	217,893			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29989	SFR	600	03/12/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/399	7/27/2023	WD	U	I	16	46,000
GRANTOR: HAVIARAS EMELY						
GRANTEE: JARRELL ASHLEY NICO						
1365/2376	7/31/2018	WD	Q	I	01	165,000
GRANTOR: GASTON & GLENGA MCCAL						
GRANTEE: EMELY HAVIARAS & AS						

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

BUILDING DIMENSIONS
UOP= N8 W31 FST= W6 S8 E6 N8\$ S8 E31 BAS= W37 S31 FOP= S8 E37 N8 W37\$ E37 N31 \$ PTR= N30 FUS= N12 W21 S12 E21\$ S30\$.

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	
1	0080	DECKING	0	100	0	0	1.00	UT 0.00	0.00	100	2015	2015	3
TOTALS													
TOTAL OB/XF 500													

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							