

LOT 9 BLOCK 5 WILSON SPRINGS COM  
 COMM NW COR OF SW 1/4 RUN S 1218  
 264.78 FT SE 275.78 FT, TO POB,

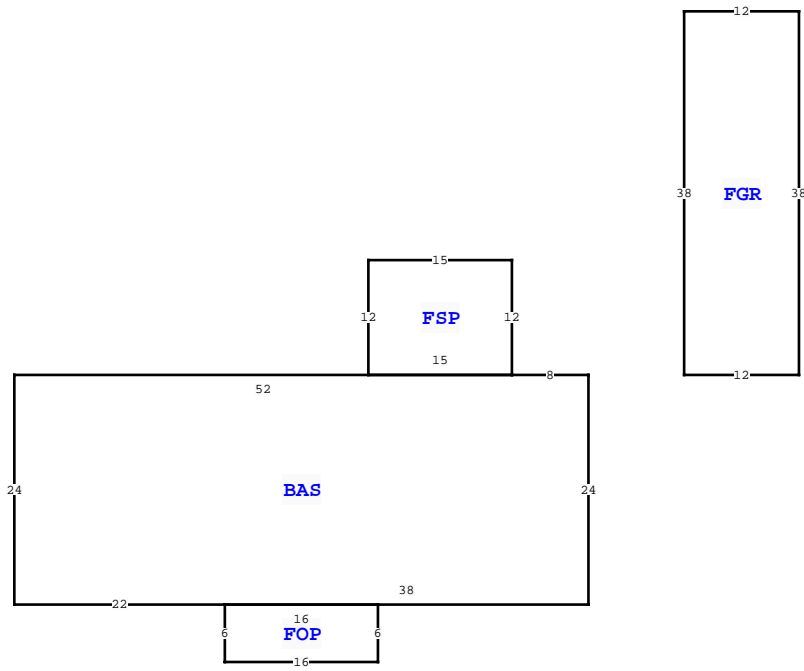
KIRK BARBARA J/CEVAER GLENN G  
 303 SW MEMORIAL DR  
 FORT WHITE, FL 32038

**2026**

06-7S-16-04149-509  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectual	01	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
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	1,440	100	
FGR	456	55	
FOP	96	35	
FSP	180	40	
TOTALS	2,172		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	33.3%	- 2026	71.40	128,306	1979	1985	0	0	60.00	40.00	
				Heated Area: 1440					HX Base Yr 2026			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		51,322	
TOTAL MARKET OB/XF VALUE		10,586	
TOTAL LAND VALUE - MARKET		20,000	
TOTAL MARKET VALUE		81,908	
SOH/AGL Deduction		0	
ASSESSED VALUE		81,908	
TOTAL EXEMPTION VALUE	HA HAB	8,325	
BASE TAXABLE VALUE		73,583	
TOTAL JUST VALUE		81,908	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		75,908	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/2252	12/30/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (CEVAE)						
GRANTEE: KIRK BARBARA J						
1082/1758	5/01/2006	WD	Q	I		80,000
GRANTOR: BETTY KOON, EMORY WAR						
GRANTEE: MARGARET L CEVAER						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0263	PRCH, USP	03.3	12	16	192.00	UT	2.00	2.00	100	2001
2	0070	CARPORT UF	03.3	16	24	384.00	UT	3.00	3.00	100	2001
3	9945	Well/Sept	03.3	0	0	1.00	UT	7,000.00	7,000.00	100	2001
4	0120	CLFENCE 4	03.3	0	0	260.00	UT	7.50	7.50	100	2008
5	0166	CONC, PAVMT	03.3	0	0	1.00	UT	0.00	0.00	100	2008

TOTAL OB/XF												10,586			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										
			05/08/2026			MLU									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W8 FSP= N12 W15 S12 E15\$ W52 S24 E22 FOP= S6 E16 N6 W16\$ E38 N24\$ PTR= E10 FGR= E12 N38 W12 S38\$ W10\$.											

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	0200	C	MBL HM	33.3		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							