LOT 13 BLOCK 5 WILSON SPRINGS CO
1-A: COMM NW COR OF SW1/4, RUN S
FOR POB, RUN N 46 DEG E 60.86 FT

WILLIS MELISSA ANN/WILLIS NICHOLAS G
383 SW MEMORIAL DR
FORT WHITE, FL 32038

2027

06-7S-16-04149-513

BUILDING CHARACTERISTICS

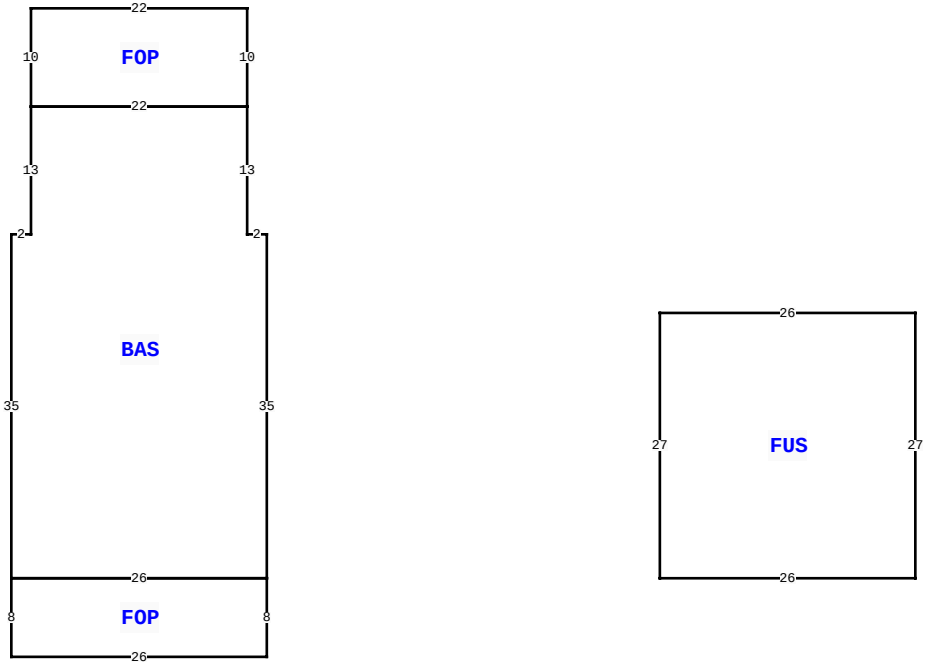
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 40
Interior Floo	14	CARPET 40
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
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	1,196	100		1,196	152,575
FOP	208	30		62	7,909
FOP	220	30		66	8,420
FUS	702	100		702	89,555
TOTALS	2,326			2,026	258,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,026	139.7296	153.70	311,396	2008	2008	0	0	0	17.00	83.00

2 SINGLE FAM 100% - 2022 Heated Area: 1898 HX Base Yr 2022



383 SW MEMORIAL DR, FORT WHITE

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

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	0263	PRCH,USP	0	100	12	24	288.00	UT	4.00	4.00	100	2001	2001	3	100	1,152	
2	0296	SHED METAL	0	100	0	0	288.00	UT	12.00	12.00	100	2008	2008	3	100	3,456	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2008		100	2,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	1,000.00	100	2022	2021		100	1,000	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	6,500.00	6,500.00	100	2024	2023		100	6,500	
6	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		258,459
TOTAL MARKET OB/XF VALUE		14,908
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		293,367
SOH/AGL Deduction		14,251
ASSESSED VALUE		279,116
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		227,705
TOTAL JUST VALUE		293,367
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046030	Storage Building	14,277	12/05/2022
26296	SFR	386	09/28/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1449/2112	10/08/2021	WD	Q	I	01	280,000
GRANTOR: BRENGLE JASON PAUL						
GRANTEE: WILLIS MELISSA ANN						
1366/0363	8/06/2018	WD	Q	I	01	175,000
GRANTOR: RICKY D PAGE						
GRANTEE: JASON PAUL & JANICE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] N35 W2 N13 W22 S13 W2 S35 E26 $
FUS=[ORIG=40,0] E26 N27 W26 S27 $
FOP=[ORIG=-2,-48] N10 W22 S10 E22 $
FOP=[ORIG=-26,0] S8 E26 N8 W26 $
.

LAND DESCRIPTION

TOTAL OB/XF 14,908

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

REVIEW DATE 08/14/2023 BY JB Total Acres: 1.68 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/19/2026 BY SYS