

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

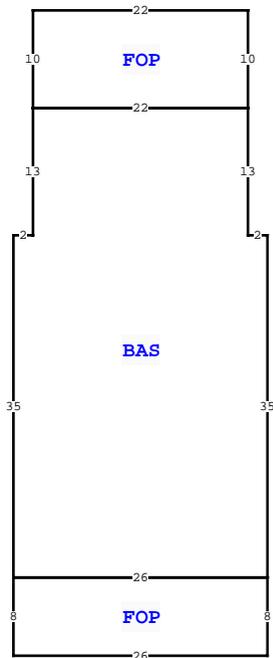
WILLIS MELISSA ANN/WILLIS NICHOLAS G  
 383 SW MEMORIAL DR  
 FORT WHITE, FL 32038

**2026**

06-7S-16-04149-513  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	40
Interior Floor	14	CARPET	40
Interior Floor	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
BAS	1,196	100	
FOP	208	30	
FOP	220	30	
FUS	702	100	
TOTALS	2,326		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	SINGLE FAM	100%	- 2022									Heated Area: 1898	
												HX Base Yr 2022	



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	263,167			
TOTAL MARKET OB/XF VALUE	14,908			
TOTAL LAND VALUE - MARKET	14,000			
TOTAL MARKET VALUE	292,075			
SOH/AGL Deduction	21,089			
ASSESSED VALUE	270,986			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	219,575			
TOTAL JUST VALUE	292,075			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	295,246			

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						

EXTRA FEATURES														BLD DATE		LGL DATE		LAND DATE		AG DATE	
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	0263	PRCH,USP	0	100	12	24	288.00	UT	4.00	100	2001	2001	3	100	1,152						
2	0296	SHED METAL	0	100	0	0	288.00	UT	12.00	100	2008	2008	3	100	3,456						
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	2022	2008		100	2,000						
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2022	2021		100	1,000						
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	6,500.00	100	2024	2023		100	6,500						
6	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	100	2024	2023		100	800						
TOTALS																14,908					

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	14,000.00	14,000.00	14,000							