AKA LOT 2 WILSON SPRINGS COMMUNI
PHASE 2 UNR DESC AS FOLLOWS:
COMM AT NW COR OF SW1/4 OF SEC R

HAMLIN GLENN C
3825 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

**2027**

**06-7S-16-04149-702**

## BUILDING CHARACTERISTICS

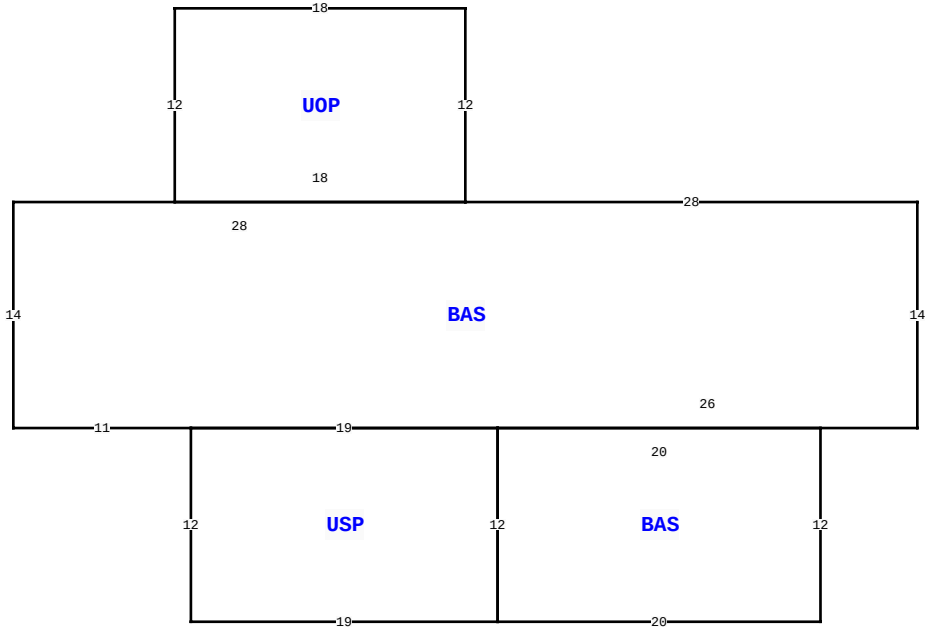
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | ALM SIDING 50 |
| Exterior Wall | 31 | VINYL SID 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Quality | 03 | 03 |
| 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 240 | 100 | | 240 | 5,417 |
| BAS | 784 | 100 | | 784 | 17,696 |
| UOP | 216 | 25 | | 54 | 1,219 |
| USP | 228 | 35 | | 80 | 1,806 |
| TOTALS | 1,468 | | | 1,158 | 26,138 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,158 | 94.0500 | 56.43 | 65,346 | 1983 | 1983 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 2026 Heated Area: 1024 HX Base Yr




| BLD DATE | | LGL DATE | |
|---|---|---|---|
| XF DATE | | LAND DATE | 05/06/2026 MLU |
| INC DATE | | AG DATE | |

3825 SW WILSON SPRINGS RD, FORT WHITE

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 26,138 |
| TOTAL MARKET OB/XF VALUE | 7,200 |
| TOTAL LAND VALUE - MARKET | 25,760 |
| TOTAL MARKET VALUE | 59,098 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 59,098 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 59,098 |
| TOTAL JUST VALUE | 59,098 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 59,098 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1070/0507 | 12/30/2005 | WD | U | V | 08 | 10,000 |

GRANTOR: WILSON SPRINGS INC

GRANTEE: GLENN HAMLIN

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W28 UOP= N12 W18 S12 E18$ W28 S14 E11 USP= S12 E19 N12 W19$ E19 BAS= S12 E20 N12 W20$ E26 N14$.

## 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 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 200 | |
| 2 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,200

| 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 | 0200 | C | MBL HM | 0 | | A-1 | 0.00 | 0.00 | 1.61 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 25,760 | | | | | | | |

REVIEW DATE 06/29/2015 BY TW Total Acres: 1.61 Total Land Value: 25,760 Market: 0 Agricultural: 0 Common: 25,760 PRINTED 11/18/2026 BY SYS