AKA LOT 3 WILSON SPRINGS COMMUNI
DESC AS FOLLOWS: COMM AT NW COR
RUN S 33.01 FT TO S R/W OF WILSO

BLAUSER JOHN ALLAN
3773 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

**2027**

**06-7S-16-04149-703**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 02

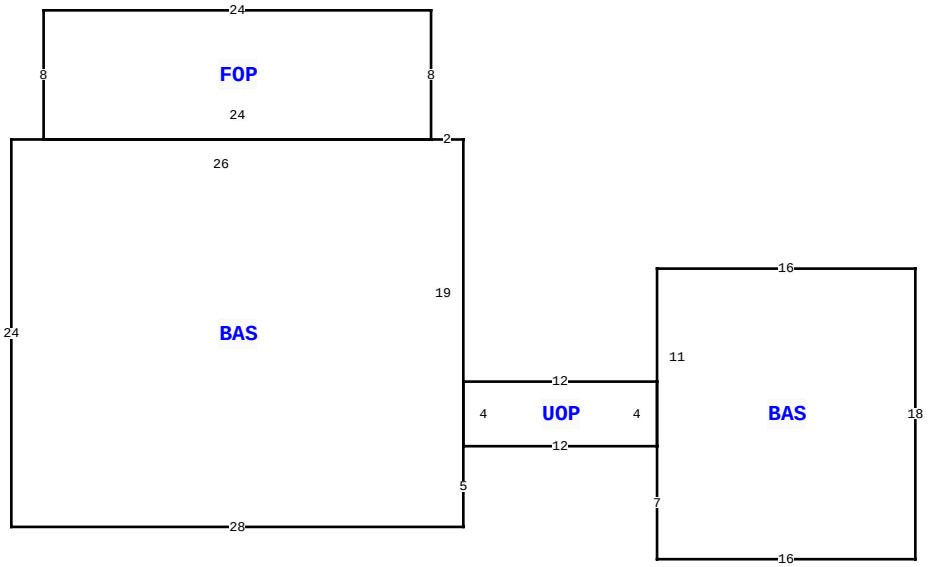
NEIGHBORHOOD/LOC 6716.0400 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 288 | 100 | | 288 | 35,703 |
| BAS | 672 | 100 | | 672 | 83,306 |
| FOP | 192 | 30 | | 58 | 7,190 |
| UOP | 48 | 20 | | 10 | 1,240 |
| TOTALS | 1,200 | | | 1,028 | 127,438 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,028 | 134.1600 | 147.58 | 151,712 | 2009 | 2009 | 0 | 0 | 0 | 16.00 | 84.00 |

1 SINGLE FAM 100% - 2021 Heated Area: 960 HX Base Yr 2021




3773 SW WILSON SPRINGS RD, FORT WHITE

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE 05/06/2026 MLU | 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2009 | 2009 | 3 | 100 | 1,200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 127,438 |
| TOTAL MARKET OB/XF VALUE | 1,200 |
| TOTAL LAND VALUE - MARKET | 28,640 |
| TOTAL MARKET VALUE | 157,278 |
| SOH/AGL Deduction | 31,031 |
| ASSESSED VALUE | 126,247 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 74,836 |
| TOTAL JUST VALUE | 157,278 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 159,592 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 28102 | ADDN SFR | 152 | 09/25/2009 |
| 27330 | SFR | 303 | 09/10/2008 |
| 24574 | SFR | 466 | 05/31/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1399/0440 | 10/18/2019 | WD | Q | I | 01 | 125,000 |
| GRANTOR: MELISSA RENE UTLEY | | | | | | |
| GRANTEE: JOHN ALLAN BLAUSER | | | | | | |
| 1389/1510 | 7/11/2019 | QC | U | I | 11 | 100 |
| GRANTOR: JOHN M UTLEY III | | | | | | |
| GRANTEE: MELISSA RENE UTLEY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W2 FOP= N8 W24 S8 E24$ W26 S24 E28 N5 UOP= E12 BAS= S7 E16 N18 W16 S11 $ N4 W12 S4$ N19$.

## LAND DESCRIPTION

TOTAL OB/XF 1,200

| 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 | 0100 | C | SFR | 100 | | A-1 | 0.00 | 0.00 | 1.79 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 28,640 | | | | | | | |

REVIEW DATE 06/29/2015 BY TW Total Acres: 1.79 Total Land Value: 28,640 Market: 0 Agricultural: 0 Common: 28,640 PRINTED 11/18/2026 BY SYS