

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

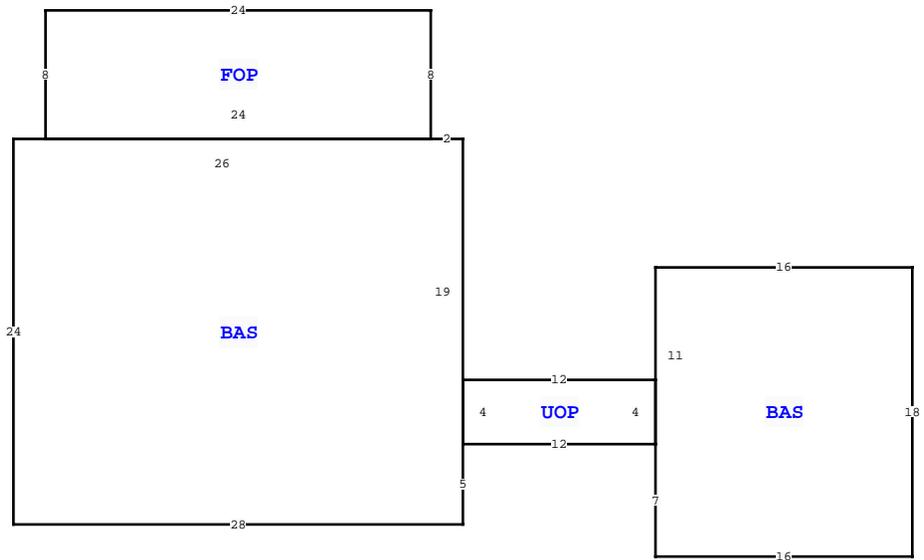
BLAUSER JOHN ALLAN
3773 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2026

06-7S-16-04149-703

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	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
Architectural	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
BAS	288	100	
BAS	672	100	
FOP	192	30	
UOP	48	20	
TOTALS	1,200		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2021								
Heated Area: 960						HX Base Yr 2021					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			129,752
TOTAL MARKET OB/XF VALUE			1,200
TOTAL LAND VALUE - MARKET			26,850
TOTAL MARKET VALUE			157,802
SOH/AGL Deduction			35,232
ASSESSED VALUE			122,570
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			71,159
TOTAL JUST VALUE			157,802
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			159,347

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						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/07/2025	MLU

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\$.	

EXTRA FEATURES																	
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	0190	FPLC PF	0	100	0	0			1,200.00	1,200.00	100	2009	2009	3	100	1,200	

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	1.79	AC		1.00	1.00	1.00	15,000.00	15,000.00	26,850							