

AKA LOT 4 WILSON SPRINGS COMMUNI
PHASE 2 UNR DESC AS FOLLOWS: COM
OF SW1/4 OF SEC. RUN S 33.01 FT,

PAYNE TIFFANY R
3663 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

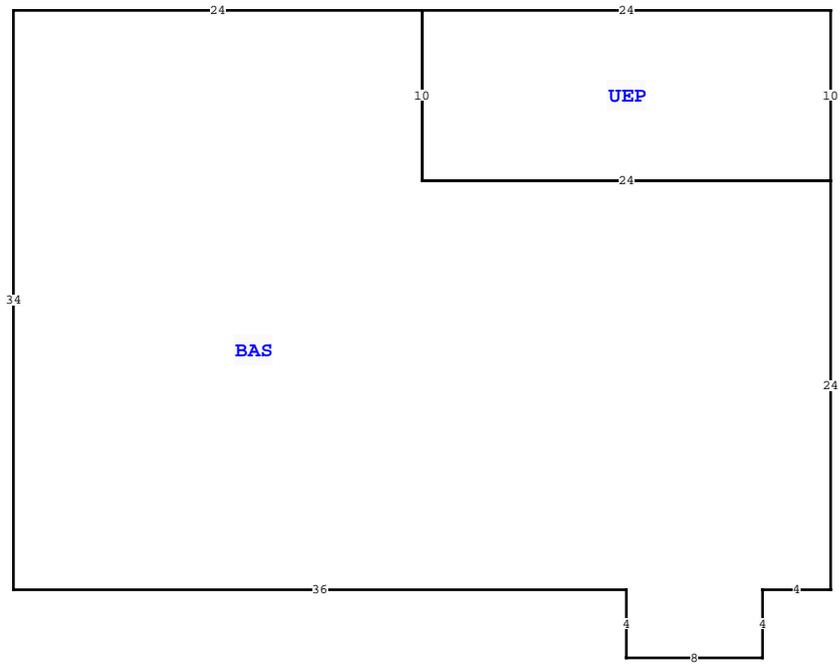
2026

06-7S-16-04149-704



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	02	WALL BOARD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	07	CORK/VTILE 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame		N/A 100	
Stories	0	0 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	03	03	
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	1,424	100	
UEP	240	60	
TOTALS	1,664		

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%	2018								
				Heated Area: 1424			HX Base Yr 2018				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			96,569
TOTAL MARKET OB/XF VALUE			3,978
TOTAL LAND VALUE - MARKET			30,750
TOTAL MARKET VALUE			131,297
SOH/AGL Deduction			47,245
ASSESSED VALUE			84,052
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			32,641
TOTAL JUST VALUE			131,297
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			131,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053049	Remodel	9,000	05/07/2025
000047844	Remodel	9,600	08/07/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1340/1042	7/10/2017	WD	Q	I	01	81,000
GRANTOR: JEAN RENTZ						
GRANTEE: TIFFANY R PAYNE						
1022/2731	8/03/2004	WD	U	V	08	9,000
GRANTOR: WILSON SPRINGS INC						
GRANTEE: JEAN RENTZ						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	100	16	16	256.00	UT	7.50	100	2004
2	0060	CARPORT F	0	100	16	19	304.00	UT	2.00	100	2008
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2008
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	2016
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2016

TOTAL OB/XF												3,978
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			04/07/2025		MLU							

BUILDING NOTES											
BAS= W24 S34 E36 S4 E8 N4 E4 N24 UEP= N10 W24 S10 E24 \$ W24 N10\$.											

BUILDING DIMENSIONS											
BAS= W24 S34 E36 S4 E8 N4 E4 N24 UEP= N10 W24 S10 E24 \$ W24 N10\$.											

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	2.05	AC		1.00	1.00	1.00	15,000.00	15,000.00	30,750							