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

2027

06-7S-16-04149-704

BUILDING CHARACTERISTICS

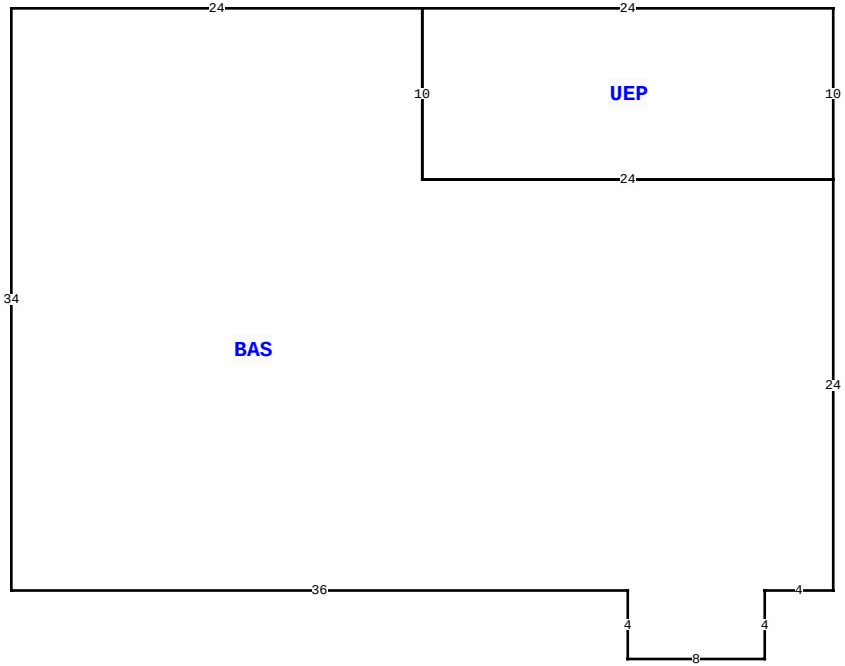
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,424	100		1,424	86,136
UEP	240	60		144	8,711
TOTALS	1,664			1,568	94,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,568	84.6000	93.06	145,918	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1424 HX Base Yr 2018



3663 SW WILSON SPRINGS RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		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	0294	SHED WOOD/	0	100	16	16	256.00	UT	7.50	7.50	100	2004	2004	3	100	1,920	
2	0060	CARPORT F	0	100	16	19	304.00	UT	2.00	2.00	100	2008	2008	3	100	608	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	94,847
TOTAL MARKET OB/XF VALUE	3,978
TOTAL LAND VALUE - MARKET	32,800
TOTAL MARKET VALUE	131,625
SOH/AGL Deduction	45,051
ASSESSED VALUE	86,574
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	35,163
TOTAL JUST VALUE	131,625
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,347

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 3,978

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	2.05	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,800							

REVIEW DATE 03/24/2026 BY robin Total Acres: 2.05 Total Land Value: 32,800 Market: 0 Agricultural: 0 Common: 32,800 PRINTED 11/18/2026 BY SYS