LOT 7 WILSON SPRINGS COMMUNITY P
UNRECORDED DESC AS FOLLOWS: COMM
COR OF SW1/4 RUN S 33.01 FT TO T

SKEENS GREG
3521 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2027

06-7S-16-04149-707

BUILDING CHARACTERISTICS

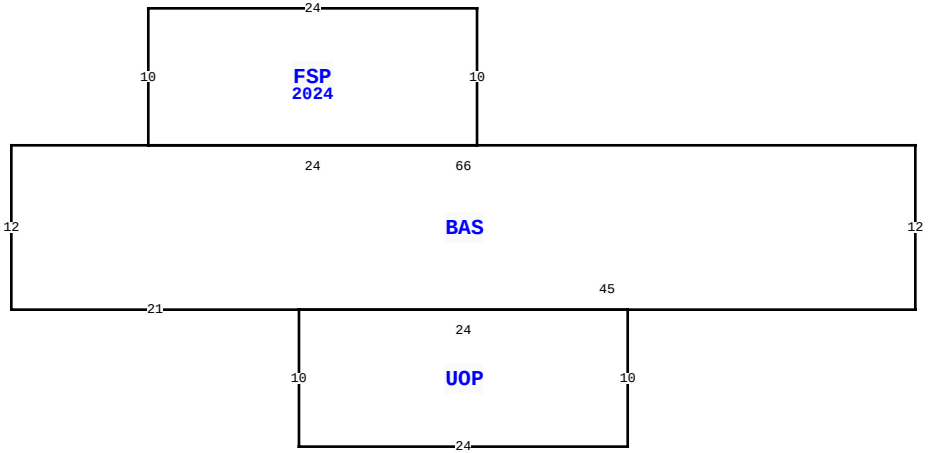
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	792	100		792	40,075
FSP	240	40	2024	96	4,858
UOP	240	25		60	3,036
TOTALS	1,272			948	47,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	948	115.0000	92.00	87,216	1972	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2025 Heated Area: 792 HX Base Yr 2025



3521 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	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		47,969
TOTAL MARKET OB/XF VALUE		8,300
TOTAL LAND VALUE - MARKET		30,720
TOTAL MARKET VALUE		86,989
SOH/AGL Deduction		0
ASSESSED VALUE		86,989
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		35,578
TOTAL JUST VALUE		86,989
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050202	Electrical Servic	0	06/25/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/812	2/28/2024	WD	Q	I	01	94,900
GRANTOR: TREVARROW TODD						
GRANTEE: SKEENS GREG						
1409/2767	4/01/2020	WD	Q	I	01	30,000
GRANTOR: CECIL HAYWARD SIMPSON						
GRANTEE: TODD & MONIQUE TREV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W66 S12 E21 E45 N12 $
UOP=[ORIG=-45,12] S10 E24 N10 W24 $
FSP=[YR=2024;ORIG=-56,0] N10 E24 S10 W24 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,300

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	100		A-1	0.00	0.00	1.92	AC		1.00	1.00	1.00	16,000.00	16,000.00	30,720							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 1.92 Total Land Value: 30,720 Market: 0 Agricultural: 0 Common: 30,720 PRINTED 11/18/2026 BY SYS