A PART OF LOT 8 WILSON SPRINGS C
UNR DESC AS: COMM AT NW COR OF S
33.01 FT TO A PT ON S R/W LINE O

DAVIS CHARLES A
3499 SE WILSON SPRINGS RD
FORT WHITE, FL 32038

2027

06-7S-16-04149-718

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

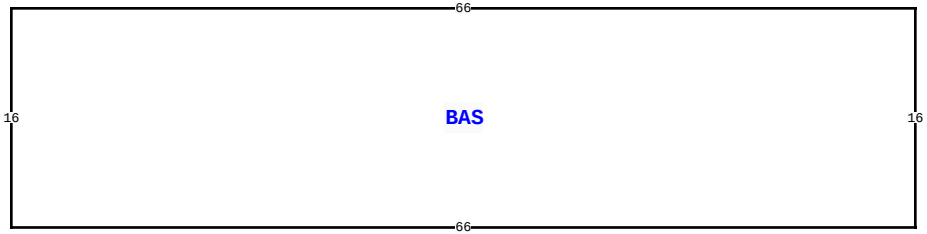
NEIGHBORHOOD/LOC 6716.0400 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	62,494
TOTALS	1,056			1,056	62,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,056	115.7000	107.60	113,626	2001	2001	0	0	0	45.00	55.00

1 MANUF 1 100% - 2018 Heated Area: 1056 HX Base Yr 2018



3499 SW WILSON SPRINGS RD, FORT WHITE

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE 05/08/2026 MLU

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		62,494
TOTAL MARKET OB/XF VALUE		9,500
TOTAL LAND VALUE - MARKET		15,408
TOTAL MARKET VALUE		87,402
SOH/AGL Deduction		42,170
ASSESSED VALUE		45,232
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,232
TOTAL JUST VALUE		87,402
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		88,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
035032	M H	545	03/13/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1363/1107	6/20/2018	WD	U	V	11	100
GRANTOR: GERALD VERNON MCCALL						
GRANTEE: CHARLES A DAVIS						
1318/2662	7/19/2016	WD	U	V	11	100
GRANTOR: CHARLES A DAVIS						
GRANTEE: CHARLES A DAVIS & G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S16 E66 N16$.

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	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,500

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	1.07	AC		1.00	1.00	0.80	18,000.00	14,400.00	15,408							

REVIEW DATE 05/08/2017 BY TW Total Acres: 1.07 Total Land Value: 15,408 Market: 0 Agricultural: 0 Common: 15,408 PRINTED 11/18/2026 BY SYS