

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

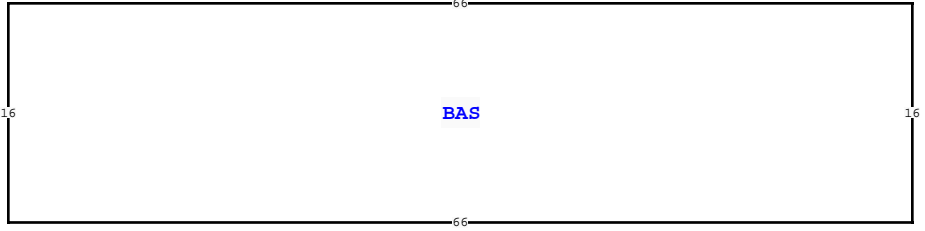
2026

06-7S-16-04149-718



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	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 Units	01	CONV	100
		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
BAS	1,056	100	
TOTALS	1,056		1,056
			63,168

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100% - 2018		Heated Area: 1056					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			63,168
TOTAL MARKET OB/XF VALUE			9,500
TOTAL LAND VALUE - MARKET			15,408
TOTAL MARKET VALUE			88,076
SOH/AGL Deduction			44,161
ASSESSED VALUE			43,915
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			18,915
TOTAL JUST VALUE			88,076
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			85,080

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						

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

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	0081	DECKING WI	0	100	0	0			0.00	100	2017	2017	3	100	1,500	
2	0296	SHED METAL	0	100	0	0			0.00	100	2017	2017	3	100	1,000	
3	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	
TOTALS															9,500	

BUILDING NOTES	
BAS= W66 S16 E66 N16\$.	

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	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							