

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

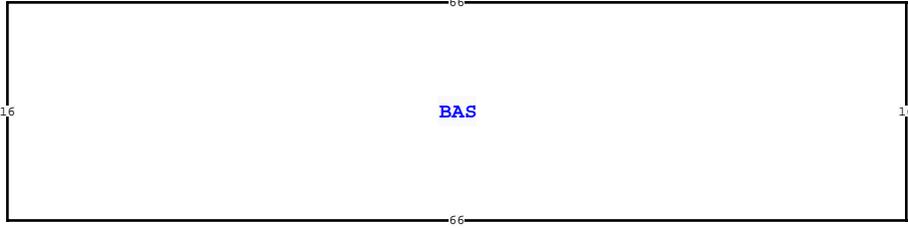
2026

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		114,851	2001	2001	0	0	45.00	55.00
				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			12,412
TOTAL MARKET VALUE			85,080
SOH/AGL Deduction			41,165
ASSESSED VALUE			43,915
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			18,915
TOTAL JUST VALUE			85,080
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	V	11	100
GRANTOR: GERALD VERNON MCCALL						
GRANTEE: CHARLES A DAVIS						
1318/2662	7/19/2016	WD U	V	V	11	100
GRANTOR: CHARLES A DAVIS						
GRANTEE: CHARLES A DAVIS & G						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	100	2017
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2017
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	

TOTAL OB/XF											
9,500											
3499 SW WILSON SPRINGS RD, FORT WHITE											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/13/2025 MLU											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W66 S16 E66 N16\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.07	AC	