

THE S 479.69 FT OF FOLLOWING:
 BEG SW COR OF SE1/4, RUN N 909.3
 FT, S 905.26 FT, W 518.86 FT TO

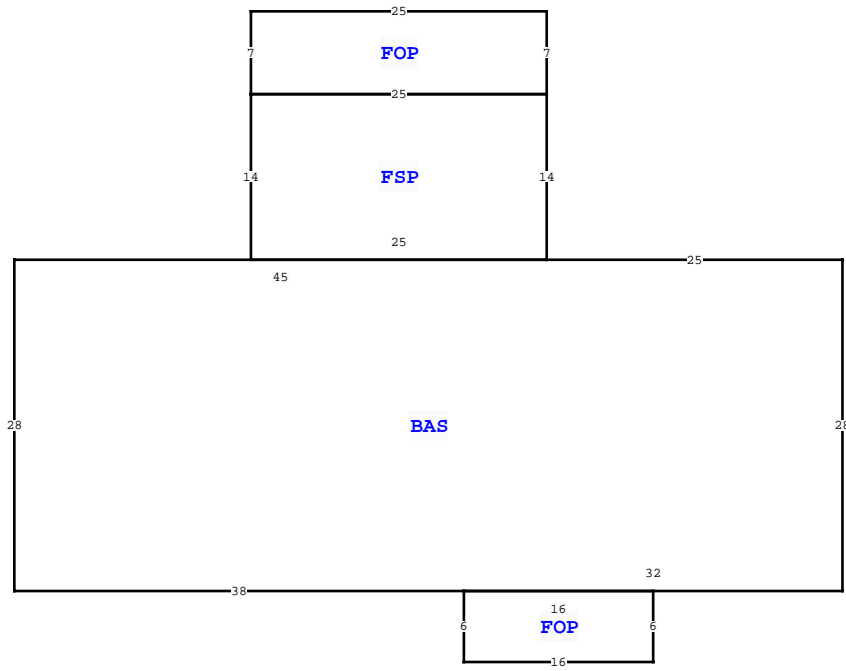
BLANKENSHIP BRIAN A/BLANKENSHIP OLGA
 4454 SW WILSON SPRINGS RD
 FORT WHITE, FL 32038

2026

06-7S-16-04150-107


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	13	LAM/VNLPLK	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6716.0300 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,960	100	
FOP	96	35	
FOP	175	35	
FSP	350	40	
TOTALS	2,581		

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%	- 2019							
Heated Area: 1960						HX Base Yr 2019					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			155,373
TOTAL MARKET OB/XF VALUE			27,691
TOTAL LAND VALUE - MARKET			92,940
TOTAL MARKET VALUE			276,004
SOH/AGL Deduction			183,376
ASSESSED VALUE			92,628
TOTAL EXEMPTION VALUE	HX HB	38,060	
BASE TAXABLE VALUE			54,568
TOTAL JUST VALUE			276,004
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			225,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1463/2663	4/08/2022	WD	Q	V	01	34,000
GRANTOR: KEMP TROY						
GRANTEE: BLANKENSHIP BRIAN A						
1370/1377	10/09/2018	WD	U	I	12	115,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: BRIAN A & OLGA BLAN						

EXTRA FEATURES															4454 SW WILSON SPRINGS RD, FORT WHITE		BLD DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/06/2026	MLU
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200							
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200							
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000							
4	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2008	2008	3	100	900							
5	0030	BARN,MT	0	100	35	25	875.00	UT	15.00	15.00	100	2008	2008	3	100	13,125							
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	2,200							
7	0166	CONC,PAVMT	0	100	0	0	1,022.00	UT	3.00	3.00	100	2008	2008	3	100	3,066							
TOTAL OB/XF 27,691																							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W25 FSP= N14 FOP= N7 W25 S7 E25\$ W25 S14 E25\$ W45 S28 E38 FOP= S6E16 N6 W16\$ E32 N28\$.									

LAND DESCRIPTION										TOTAL OB/XF 27,691														
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	5.71	AC		1.00	1.00	1.00	10,000.00	10,000.00	57,100							
2	0000	C	VAC RES	0		A-1	0.00	0.00	5.12	AC		1.00	1.00	0.70	10,000.00	7,000.00	35,840							