COMM NE COR OF NW1/4 W 490.71 FT
SE 768.50 FT, W 1886.84 FT TO E
FE RIVER, ALONG RIVER BANK 525.1

BUCKMASTER SCOTT/BUCKMASTER JENNIFER
4245 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2026

07-7S-16-04154-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

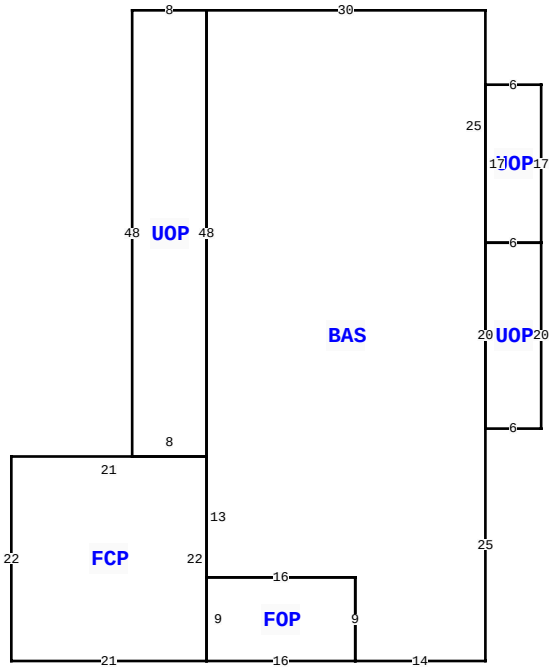
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	7716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,956	100		1,956	240,603
FCP	462	25		116	14,269
FOP	144	30		43	5,290
UOP	102	20		20	2,460
UOP	120	20		24	2,952
UOP	384	20		77	9,471
TOTALS	3,168			2,236	275,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,236	123.7478	138.60	309,910	1977	2016	0	0	0	11.25	88.75

1 SINGLE FAM 100% - 2018 Heated Area: 1956 HX Base Yr 2018



4245 SW WILSON SPRINGS RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/11/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		275,045
TOTAL MARKET OB/XF VALUE		17,772
TOTAL LAND VALUE - MARKET		94,500
TOTAL MARKET VALUE		304,056
SOH/AGL Deduction		92,892
ASSESSED VALUE		211,164
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		159,753
TOTAL JUST VALUE		387,317
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048468	Electrical Servic	0	10/23/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1335/2201	4/28/2017	WD	Q	I	01	419,000
GRANTOR: DONNIE E & MARY M MCK						
GRANTEE: SCOTT & JENNIFER BU						
1285/0555	11/20/2014	WD	Q	I	01	229,900
GRANTOR: CIRCLE M RANCH, LLC						
GRANTEE: DONNIE E & MARY M M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 UOP= W8 S48 E8 N48$ S48 FCP= W21 S22 E21 N22$
S13FOP= S9 E16 N9 W16$ E16 S9 E14 N25 UOP= E6 N20 W6 S20$ N20
UOP= E6 N17 W6 S17$ N25$.

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	0327	STABLES-SM	0	100	36	24	864.00	UT	8.00	8.00	100	2017	2017	3	100	6,912	
2	0030	BARN,MT	0	0	24	24	576.00	UT	10.00	10.00	100	2017	2017	3	100	5,760	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION

TOTAL OB/XF 17,772

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.50	3,000.00	4,500.00	4,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	280.00	280.00	1,400							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	281.00	281.00	5,339							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	24.00	AC		1.00	1.00	1.25	3,000.00	3,750.00	90,000							

REVIEW DATE 12/07/2023 BY TW Total Acres: 25.00 Total Land Value: 11,239 Market: 90,000 Agricultural: 6,739 Common: 4,500 PRINTED 03/24/2026 BY SYS