

COMM AT SE COR OF SEC, RUN E 326
 510.42 FT, N 915.56 FT, NE 1397.
 2.82 FT, CONT NE 1476.15 FT FOR

DIAZ GILDA
 6162 SW OLD WIRE RD
 FORT WHITE, FL 32038

2026

11-6S-16-03815-103

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LAM/VNLPLK 100	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		2 100	
Bathrooms		1 100	
Stories	1.	1. 100	
Units		0 100	
Quality	03	03	
DOR CODE	0202 MOBILE HOME/M HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,058	100	
TOTALS	1,058		47,948

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	1,058	98.1000	82.40	87,179	1990	1990		0	0	45.00	55.00	
1 MANUF 1 0% - 2025 Heated Area: 1058 HX Base Yr													
6162 SW OLD WIRE RD, FORT WHITE													
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/06/2026 MLU	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		194,346	
TOTAL MARKET OB/XF VALUE		30,016	
TOTAL LAND VALUE - MARKET		105,050	
TOTAL MARKET VALUE		329,412	
SOH/AGL Deduction		0	
ASSESSED VALUE		329,412	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		329,412	
TOTAL JUST VALUE		329,412	
NCON VALUE		147,998	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		165,949	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052661	Mobile Home		03/21/2025
000052571	Right-of-Way Acce		03/13/2025
38986	M H	0	12/05/2019
38987	M H	0	12/05/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1527/945	11/08/2024	WD	Q	I	01	200,000
GRANTOR: HOWARD CHARLES						
GRANTEE: DIAZ GILDA						
1527/939	11/08/2024	WD	U	I	34	100
GRANTOR: DEPRATTER RUSSELL S						
GRANTEE: HOWARD CHARLES						

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	2,000	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0030	BARN,MT	0	0	0	0	1.00	UT	16,416.00	16,416.00	100	2025	2024		100	16,416	
5	0262	PRCH,FOP	0	0	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	
6	0081	DECKING WI	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	
TOTALS														30,016			

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W46 S23 E46 N23\$.	

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	0			0.00	0.00	9.55	AC		1.00	1.00	1.00	11,000.00	11,000.00	105,050							

