AKA LOT 10 NORTH CROSS ROADS UNR
RUN W 63.37 FT, S 779.63 FT FOR
287.43 FT, W 794.65 FT TO E R/W

MINISALL JAMES
6051 SW OLD WIRE RD
FORT WHITE, FL 32038

2027

11-6S-16-03816-110

BUILDING CHARACTERISTICS

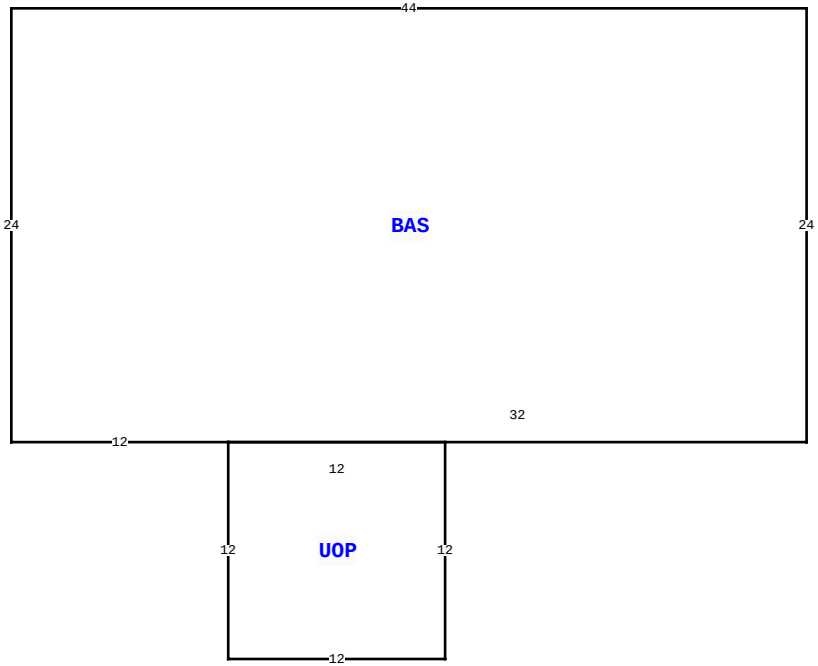
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	62,604
UOP	144	25		36	2,134
TOTALS	1,200			1,092	64,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,092	115.9000	107.79	117,707	2003	2003	0	0	0	45.00	55.00

2 MANUF 1 100% - 2009 Heated Area: 1056 HX Base Yr 2009



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

6051 SW OLD WIRE RD, FORT WHITE

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	0080	DECKING	0	100	23	10	1.00	UT	0.00	0.00	100	2003	2003	3	100	1,150	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
3	9945	Well/Sept	0	100	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	
8	0263	PRCH,USP	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		64,739
TOTAL MARKET OB/XF VALUE		27,850
TOTAL LAND VALUE - MARKET		61,750
TOTAL MARKET VALUE		154,339
SOH/AGL Deduction		76,432
ASSESSED VALUE		77,907
TOTAL EXEMPTION VALUE	HX HB	48,191
BASE TAXABLE VALUE		29,716
TOTAL JUST VALUE		154,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35262	M H	482	05/03/2017
31872	M H	513	04/08/2014
20785	M H	125	06/11/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1345/0692	9/20/2017	WD	U	I	34	100
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: LYNNE R EBERHARDT						
1206/0740	12/09/2010	TR	U	V	30	100
GRANTOR: SUBRANDY						
GRANTEE: LENVIL DICKS AS TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S24 E12 UOP= S12 E12 N12 W12$ E32 N24$.

LAND DESCRIPTION

TOTAL OB/XF 27,850

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	0200	C	MBL HM	100		A-1	0.00	0.00	4.75	AC		1.00	1.00	1.00	13,000.00	13,000.00	61,750							

REVIEW DATE 04/29/2026 BY KS Total Acres: 4.75 Total Land Value: 61,750 Market: 0 Agricultural: 0 Common: 61,750 PRINTED 11/17/2026 BY SYS