

COMM SE COR OF SW1/4 OF SE1/4, R
S LINE 212.63 FT, N 985.30 FT FO
W 652.45 FT TO E R/W OLD WIRE RD

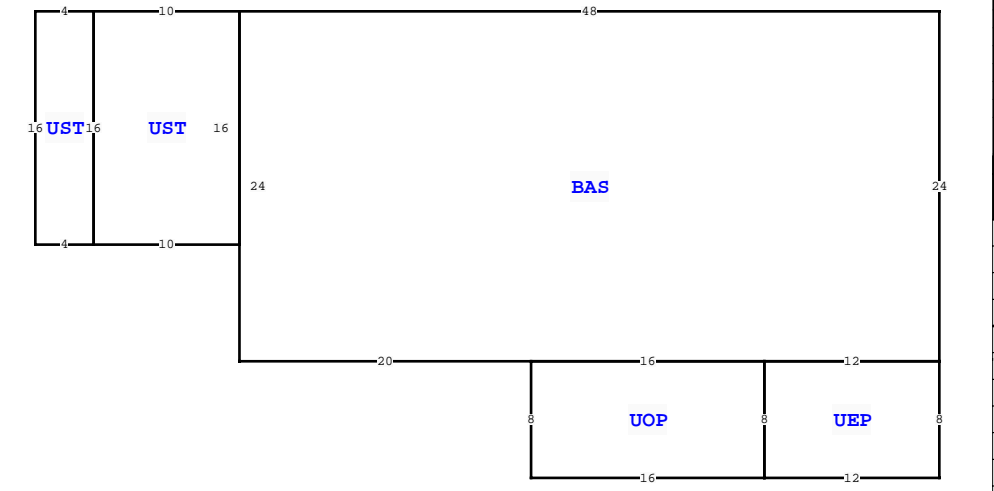
WARD ROY D/WARD BETSY J
6745 SW OLD WIRE RD
FORT WHITE, FL 32038-9668

2026

11-6S-16-03816-136

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,352	113.9000	68.34	92,396	1993	1993	0	0	60.00	40.00



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	1,152	100		1,152	31,491
UEP	96	70		67	1,832
UOP	128	25		32	875
UST	64	45		29	793
UST	160	45		72	1,968
TOTALS	1,600			1,352	36,958

6745 SW OLD WIRE RD, FORT WHITE

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	100	20	20	UT	5.00	5.00	100	2001	2001	3	100	2,000	
2	9945	Well/Sept	0	0	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0081	DECKING WI	0	100	0	0	UT	600.00	600.00	100	2026	2025		100	600	
4	0294	SHED WOOD/	0	100	25	30	UT	9,500.00	9,500.00	100	2026	2025		100	9,500	

TOTAL OB/XF												19,100												
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	4.67	AC		1.00	1.00	1.00	13,000.00	13,000.00	60,710							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				36,958	
TOTAL MARKET OB/XF VALUE				19,100	
TOTAL LAND VALUE - MARKET				60,710	
TOTAL MARKET VALUE				116,768	
SOH/AGL Deduction				50,679	
ASSESSED VALUE				66,089	
TOTAL EXEMPTION VALUE				36,802	
BASE TAXABLE VALUE				29,287	
TOTAL JUST VALUE				116,768	
NCON VALUE				10,100	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				92,009	
PRMT: 2:1: SCALPELLI					
PRMT: 1:1: WARD					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
37070	PUMP/UTPOL	50	08/07/2018		
13953	M H	125	05/01/1998		
13177	M H	125	10/14/1997		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0946/2270	12/01/2001	WD	Q	V		29,600
GRANTOR: SUBRANDY LTD PARTNERS						
GRANTEE: ROY D & BETSY J WAR						
0946/2243	11/26/2001	WD	Q	V	01	100
GRANTOR: ADNREW J DICKS						
GRANTEE: SUBRANDY LTD PARTNE						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W48 UST= W10 UST= W4 S16 E4 N16\$ S16 E10 N16\$ S24 E20 UOP= S8 E16 N8 W16\$ E16 UEP= S8 E12 N8 W12 \$ E12 N24\$.											