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

2027

11-6S-16-03816-136

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		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
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

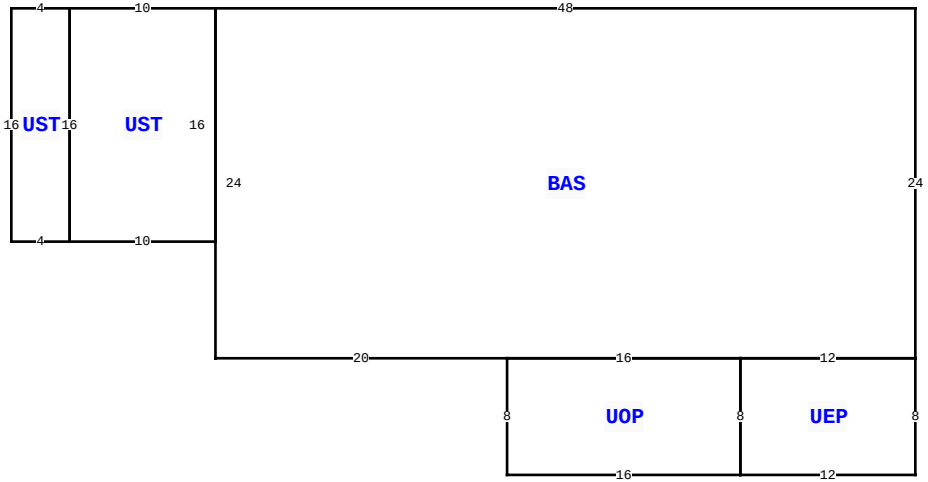
NEIGHBORHOOD/LOC 11616.00 1.00/

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

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	0	60.00	40.00

1 MOBILE HME 100% - 2002 Heated Area: 1152 HX Base Yr 2002



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

6745 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	0296	SHED METAL	0	100	20	20	400.00	UT	5.00	5.00	100	2001	2001	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	0081	DECKING WI	0	100	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	
4	0294	SHED WOOD/	0	100	25	30	1.00	UT	9,500.00	9,500.00	100	2026	2025		100	9,500	

COLUMBIA COUNTY PROPERTY

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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	48,396
ASSESSED VALUE	68,372
TOTAL EXEMPTION VALUE	HX HB 38,656
BASE TAXABLE VALUE	29,716
TOTAL JUST VALUE	116,768
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,768

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$.

LAND DESCRIPTION

TOTAL OB/XF 19,100

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	4.67	AC		1.00	1.00	1.00	13,000.00	13,000.00	60,710							

REVIEW DATE 04/29/2026 BY KS Total Acres: 4.67 Total Land Value: 60,710 Market: 0 Agricultural: 0 Common: 60,710 PRINTED 11/17/2026 BY SYS