COMM SE COR OF SW1/4 OF SE1/4,
RUN W 212.63 FT FOR POB, RUN
N 335.95 FT, W 666.73 FT TO E

**BOWLING BRENDA J**
6947 SW OLD WIRE RD
FORT WHITE, FL 32038

**2027**

**11-6S-16-03816-237**

## BUILDING CHARACTERISTICS

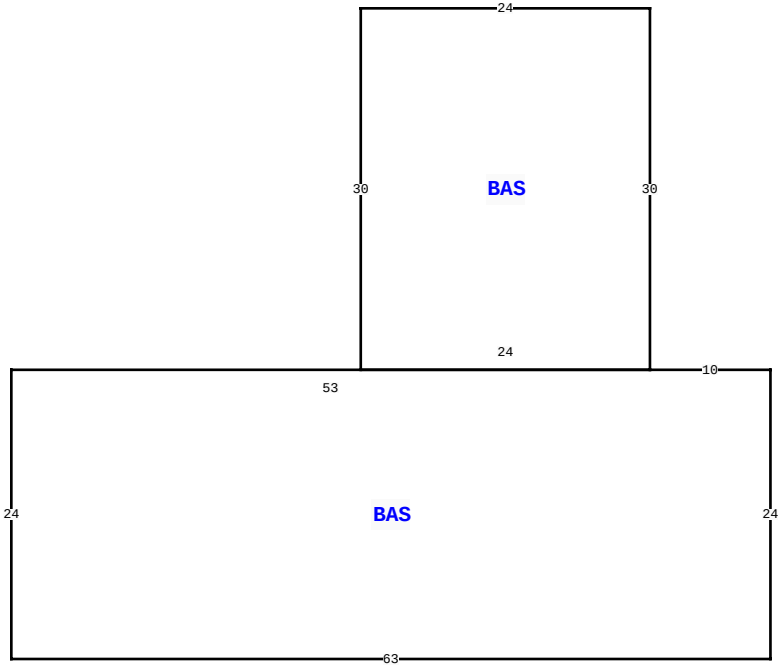
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| 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 | 720 | 100 | | 720 | 65,976 |
| BAS | 1,512 | 100 | | 1,512 | 138,550 |
| TOTALS | 2,232 | | | 2,232 | 204,525 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,232 | 109.6100 | 120.57 | 269,112 | 2001 | 2001 | 0 | 0 | 0 | 24.00 | 76.00 |

1 SINGLE FAM 100% - 2013 Heated Area: 2232 HX Base Yr 2013




6947 SW OLD WIRE RD, FORT WHITE

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

## 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 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 100 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 30 | 24 | 600.00 | UT | 11.00 | 11.00 | 100 | 2010 | 2010 | 3 | 100 | 6,600 | |
| 3 | 0130 | CLFENCE 5 | 0 | 100 | 0 | 0 | 1.00 | UT | 2,925.00 | 2,925.00 | 50 | 2010 | 2010 | 3 | 50 | 1,463 | |
| 4 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 800 | |
| 5 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 204,525 |
| TOTAL MARKET OB/XF VALUE | | 9,163 |
| TOTAL LAND VALUE - MARKET | | 65,130 |
| TOTAL MARKET VALUE | | 278,818 |
| SOH/AGL Deduction | | 103,520 |
| ASSESSED VALUE | | 175,298 |
| TOTAL EXEMPTION VALUE | HX HB SX WX | 106,411 |
| BASE TAXABLE VALUE | | 68,887 |
| TOTAL JUST VALUE | | 278,818 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 282,533 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 31680 | MAINT/ALTR | 25 | 01/09/2014 |
| 19867 | ADDN SFR | 142 | 08/19/2002 |
| 15904 | SFR | 225 | 09/16/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1039/0270 | 2/22/2005 | WD | Q | I | | 139,000 |
| GRANTOR: CLOVER & DONNA WALTER | | | | | | |
| GRANTEE: EDWARD & BRENDA BOW | | | | | | |
| 0968/1399 | 10/15/2002 | WD | Q | V | 03 | 17,500 |
| GRANTOR: LENVIL DICKS | | | | | | |
| GRANTEE: CLOVER & DONNA WALT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W10 BAS= N30 W24 S30 E24$ W53 S24 E63 N24$.

## LAND DESCRIPTION

TOTAL OB/XF 9,163

| 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 | 5.01 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 65,130 | | | | | | | |

REVIEW DATE 04/29/2026 BY KS Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS