

AKA LOT 6 CROSS ROADS UNREC: COM OF NE1/4, RUN S 664.36 FT FOR PO S 664.36 FT, W 661.13 FT, N 664.

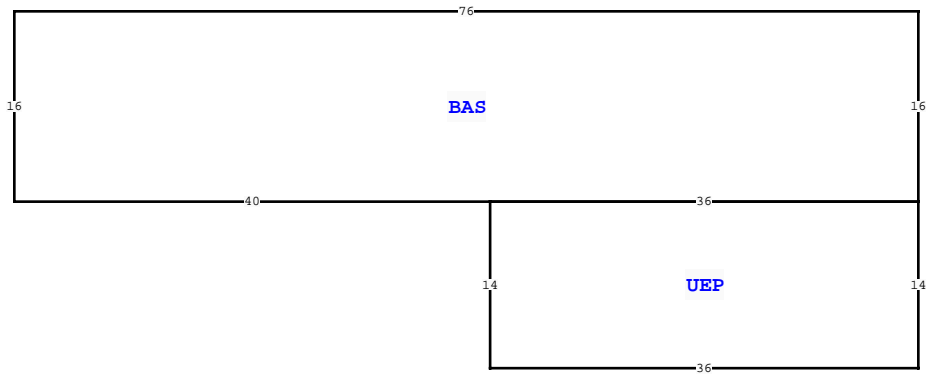
WRIGHT MARY M  
717 SW EXPLORER GLEN  
FORT WHITE, FL 32038

2026

12-6S-16-03816-106

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	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
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12616.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,216	100	
UEP	504	70	
TOTALS	1,720		1,569 43,267

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 1999								
				Heated Area: 1216				HX Base Yr	1999		



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			43,267
TOTAL MARKET OB/XF VALUE			12,050
TOTAL LAND VALUE - MARKET			111,100
TOTAL MARKET VALUE			68,865
SOH/AGL Deduction			26,557
ASSESSED VALUE			42,308
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			17,308
TOTAL JUST VALUE			166,417
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			150,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044700	Roof Replacement	7,000	06/16/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1046/0002	5/09/2005	WD	Q	V	06	100
GRANTOR: CLIFFORD & MARY WRIGH						
GRANTEE: RICHARD ALLEN WRIGH						
0932/0956	5/15/2001	WD	Q	V	01	20,000
GRANTOR: SUBRANDY LTD PARTNERS						
GRANTEE: CLIFFORD & MARY WRI						

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	0294	SHED WOOD/	0	100 16 32	1.00	UT	0.00	0.00	100	1998	1998	3	100	2,500	
2	0190	FPLC PF	0	100 0 0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
3	0040	BARN, POLE	0	100 20 45	900.00	UT	1.50	1.50	100	2000	2000	3	100	1,350	
4	9945	Well/Sept	0	100 0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU
		01/31/2023	SPF

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W76 S16 E40 UEP= S14 E36 N14 W36\$ E36 N16\$.											

LAND DESCRIPTION												TOTAL OB/XF												12,050				
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			0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000											
2	6200	A	PASTURE 3	0			0.00	0.00	9.10	AC		1.00	1.00	1.00	280.00	280.00	2,548											
3	9910	M	MKT. VAL. AG	0			0.00	0.00	9.10	AC		1.00	1.00	1.00	11,000.00	11,000.00	100,100											