

AKA LOT 6, BLOCK 9, WILSON SPRIN
 PHASE 4 UNR: COMM AT NE COR OF S
 01, W 33.01 FT TO W R/W OF WILSO

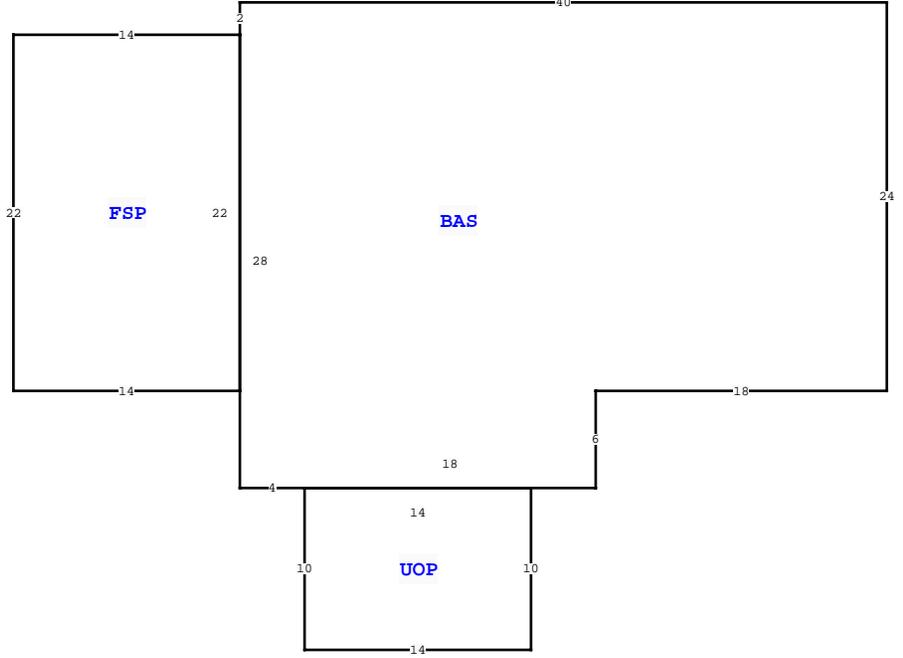
CAKCLING JOSEPH A/CAKCLING NANCY
 232 SW FROG GLN
 FORT WHITE, FL 32038

2026

12-7S-15-01439-736

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floo	07	CORK/VTILE	50
Interior Floo	14	CARPET	50
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		2	100
Bathrooms		1	100
Frame		N/A	100
Stories	0	0	100
Architectual	05	CONV	100
Units		0	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6716.0400 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,092	100	
FSP	308	40	
UOP	140	20	
TOTALS	1,540		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,243	95.8770	107.38	133,473	1964	1990	0	0	35.00	65.00
1 SINGLE FAM			0% - 2024	Heated Area: 1092				HX Base Yr			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			86,757
TOTAL MARKET OB/XF VALUE			2,300
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			129,057
SOH/AGL Deduction			1,394
ASSESSED VALUE			127,663
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			127,663
TOTAL JUST VALUE			129,057
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			116,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/2315	9/29/2023	WD	U	I	30	70,000
GRANTOR: CAKCLING JOSEPH A						
GRANTEE: CAKCLING JOSEPH A						
1497/1576	8/21/2023	WD	Q	I	01	140,000
GRANTOR: PORTER LILLIAN G						
GRANTEE: CAKCLING JOSEPH A						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100
2	0294	SHED WOOD/	0	0	8	10	80.00	UT	14.00	14.00	50
3	0080	DECKING	0	0	12	12	144.00	UT	7.50	7.50	50

TOTAL OB/XF											
2,300											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0132	C	SFR RIVER	0			0.00	0.00	1.00	LT	1.00

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W40 S2 FSP= W14 S22 E14 N22\$ S28 E4 UOP= S10 E14 N10 W14\$ E18 N6 E18 N24\$.											

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0132	C	SFR RIVER	0			0.00	0.00	1.00	LT	1.00	1.00	1.00	40,000.00	40,000.00	40,000							