

(A/K/A LOT 11 OLD WIRE RIDGE S/D  
COR OF N 1/2 OF NE 1/4 OF SE 1/4  
FT TO THE POB RUN N 663.68 FT RU

DIXON SHARON D/MENARD SHAUN  
260 SW APPLEWOOD GLN  
FORT WHITE, FL 32038

2026

14-6S-16-03817-111



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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	13616.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	2025
TOTALS	924		924

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
2000	02	924	115.5000	93.56	86,449	2014	2014	0	0	24.00	76.00														
1 MANUF 1 0% - 2025 Heated Area: 924 HX Base Yr																									
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="font-size: 2em; color: blue;">BAS 2025</span> </div>																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/08/2025</td> <td>MLU</td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/08/2025	MLU	
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			65,701
TOTAL MARKET OB/XF VALUE			7,800
TOTAL LAND VALUE - MARKET			105,876
TOTAL MARKET VALUE			179,377
SOH/AGL Deduction			0
ASSESSED VALUE			179,377
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			179,377
TOTAL JUST VALUE			179,377
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			182,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32141	M H	325	07/21/2014
20765	TR/TRAILER	75	06/03/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1564/70	3/26/2026	QC	U	I	11	100
GRANTOR: DIXON SHARON D						
GRANTEE: DIXON SHARON D						
1525/1245	10/18/2024	WD	U	I	34	32,500
GRANTOR: DEAS-BULLARD PROPERTI						
GRANTEE: DIXON STEVEN A						

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	0 10 16	160.00	UT	5.00	5.00	100	2005	2005	3	100	800	
2	9945	Well/Sept	0	0 0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF														7,800
260 SW APPLEWOOD GLN, FORT WHITE														

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2025;ORIG=19,13] E66 S14 W66 N14 \$									

LAND DESCRIPTION										TOTAL OB/XF										7,800				
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	0		A-1	0.00	0.00	11.76	AC		1.00	1.00	1.00	9,000.00	9,000.00	105,876							