(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

2027

14-6S-16-03817-111

BUILDING CHARACTERISTICS

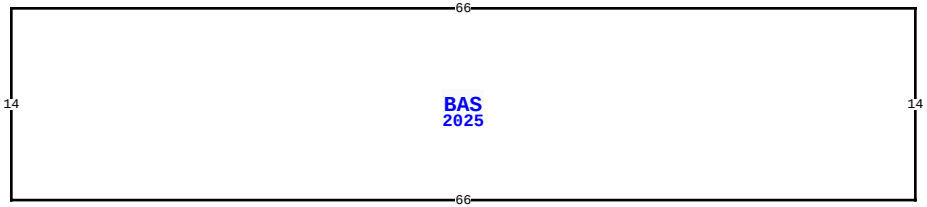
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	13616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2025	924	64,887
TOTALS	924			924	64,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	924	115.5000	92.40	85,378	2014	2014	0	0	0	24.00	76.00

1 MANUF 1 100% - 2026 Heated Area: 924 HX Base Yr 2026



260 SW APPLEWOOD GLN, FORT WHITE

BLD DATE		LGL DATE	04/08/2025 MLU
XF DATE		LAND DATE	
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	10	16	160.00	UT	5.00	5.00	100	2005	2005	3	100	800	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		64,887
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		105,876
TOTAL MARKET VALUE		84,701
SOH/AGL Deduction		0
ASSESSED VALUE		84,701
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		33,290
TOTAL JUST VALUE		178,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,377

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	0					10.76	AC		1.00	1.00	1.00	280.00	280.00	3,014							
3	9910	M	MKT.VAL.AG	0					10.76	AC		1.00	1.00	1.00	9,000.00	9,000.00	96,876							

REVIEW DATE 05/12/2026 BY KS Total Acres: 11.76 Total Land Value: 12,014 Market: 96,876 Agricultural: 3,014 Common: 9,000 PRINTED 11/17/2026 BY SYS