LOT 2 BLK A OLD WIRE FARMS.

AFD 746-1145, WD 1081-1039, & EX

BROTHERS JACQUELINE R/BROTHERS KEITH
7048 SW OLD WIRE ROAD
FORT WHITE, FL 32038

2027

14-6S-16-03818-102

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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

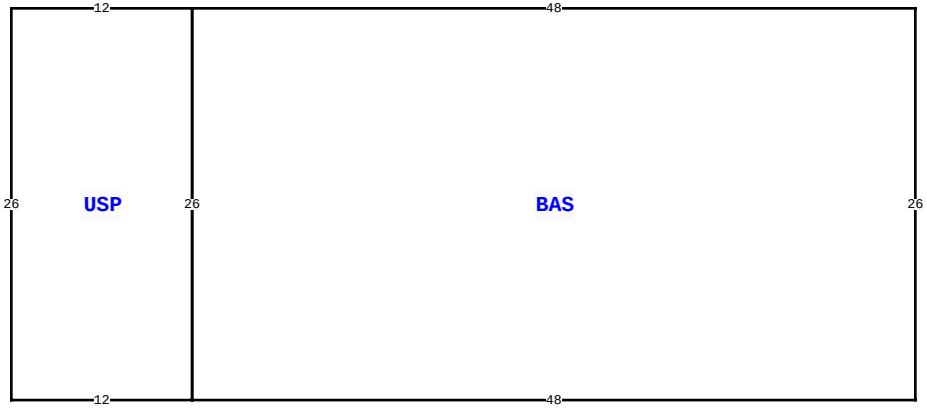
NEIGHBORHOOD/LOC 14616.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	35,314
USP	312	35		109	3,084
TOTALS	1,560			1,357	38,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,357	117.9000	70.74	95,994	1996	1995	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1248 HX Base Yr



7048 SW OLD WIRE RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	100	
2	0040	BARN,POLE	0	0	20	20	400.00	UT	2.50	2.50	100	1995	1995	3	100	1,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
5	0070	CARPORT UF	0	0	16	30	1.00	UT	1,900.00	1,900.00	100	2027	2026		100	1,900	
6	0030	BARN,MT	0	0	30	40	1.00	UT	19,200.00	19,200.00	100	2027	2026		100	19,200	
7	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	100	2027	2026		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	38,398
TOTAL MARKET OB/XF VALUE	30,500
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	108,898
SOH/AGL Deduction	0
ASSESSED VALUE	108,898
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,898
TOTAL JUST VALUE	108,898
NCON VALUE	21,900
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,120

SALE:1:1: LOT 2, BLOCK A, OLD WIRE FARMS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/1619	2/14/2024	QC	U	I	11	100
GRANTOR: BROTHERS JACQUELINE R						
GRANTEE: BROTHERS JACQUELINE						
1352/0617	1/26/2018	QC	U	I	11	100
GRANTOR: JACQUELINE R JAKEWAY						
GRANTEE: JACQUELINE R BROTHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W48 S26 E48 N26 $
USP=[ORIG=-48,0] W12 S26 E12 N26 $
.

LAND DESCRIPTION

TOTAL OB/XF 30,500

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	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 05/11/2026 BY KS Total Acres: 3.95 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS