LOT 3 BLK A OLD WIRE FARMS.

746-1143, 775-947, 876-417, 1276

GPRJ FARMS II, LLC
5927 BAY HILL CIRCLE
LAKE WORTH, FL 33463

2027

14-6S-16-03818-103

BUILDING CHARACTERISTICS

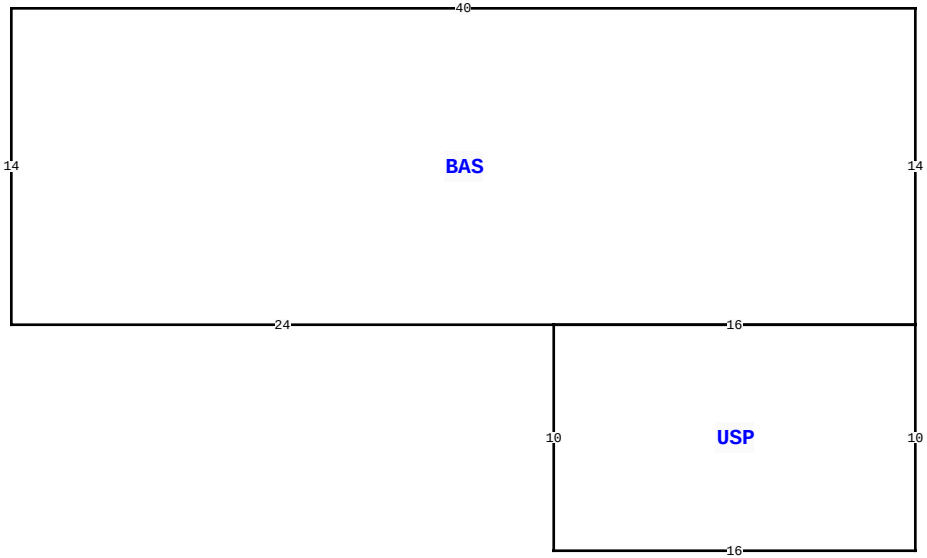
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Stories	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	560	100		560	31,481
USP	160	35		56	3,148
TOTALS	720			616	34,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	616	109.9000	102.21	62,961	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 0% - 2023 Heated Area: 560 HX Base Yr



7116 SW OLD WIRE RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	34,629
TOTAL MARKET OB/XF VALUE	15,250
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	99,879
SOH/AGL Deduction	0
ASSESSED VALUE	99,879
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,879
TOTAL JUST VALUE	99,879
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,251

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19745	M H	125	07/15/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1457/1603	1/24/2022	WD	U	I	11	100
GRANTOR: SMITH RANDALL R						
GRANTEE: GPRJ FARMS II, LLC						
1280/0516	8/22/2014	WD	U	I	37	20,000
GRANTOR: DAVID L BROTHERS						
GRANTEE: RANDALL R SMITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S14 E24 USP= S10 E16 N10 W16$ E16 N14$.

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	0030	BARN,MT	0	0	22	25	550.00	UT	15.00	15.00	100	2008	2008	3	100	8,250	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 15,250

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	0		A-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	50,000.00	50,000.00	25,000							
2	0000	C	VAC RES	0			0.00	0.00	0.50	LT		1.00	1.00	1.00	50,000.00	50,000.00	25,000							

REVIEW DATE 05/11/2026 BY KS Total Acres: 4.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS