

LOT 22 BLOCK A OLD WIRE FARMS.
742-1217, 765-1695, WD 1063-988,

WIGGAN RYAN
859 SW ROANOKE TERR
FT WHITE, FL 32038

2026

14-6S-16-03818-122


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 50,000 TOTAL MARKET VALUE 50,000 SOH/AGL Deduction 10,059 ASSESSED VALUE 39,941 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 39,941 TOTAL JUST VALUE 50,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 40,000											
DOR CODE 0000 VACANT																															
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																										
																SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN CD SALE PRICE 1082/2473 4/14/2006 WD Q V 55,000 GRANTOR: ROBERT L & DORIS P SA GRANTEE: RYAN WIGGAN 1063/0988 10/26/2005 WD Q V 04 13,000 GRANTOR: SEARS-OLD WIRE FARMS GRANTEE: ROBERT SAWYER AND D															
TOTALS										BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/07/2026 MLU									
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															
																	BUILDING NOTES BUILDING DIMENSIONS														
LAND DESCRIPTION										TOTAL OB/XF																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000														
REVIEW DATE 05/07/2026 BY MLU Total Acres: 4.78 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 05/12/2026 BY SYS																															