AKA LOT 2 DUDLEY ESTATES UNR: C
S 2643.8 FT, W 1477.47 FT FOR PO
FT, W 667.79 FT TO E R/W OLD WIR

COY CAROL ANN
7559 SW OLD WIRE RD
FORT WHITE, FL 32038

2027

14-6S-16-03818-202

BUILDING CHARACTERISTICS

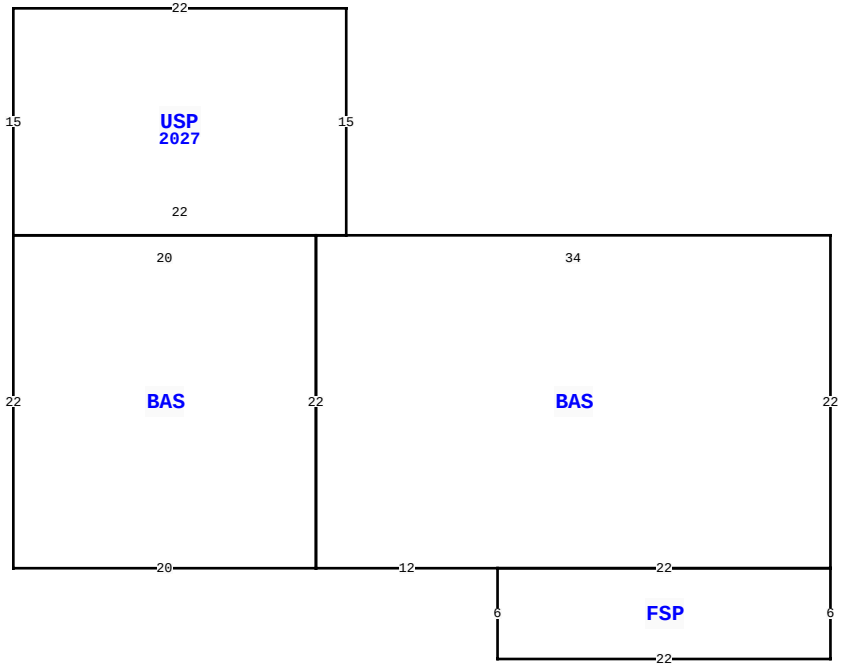
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100		440	37,551
BAS	748	100		748	63,837
FSP	132	40		53	4,523
USP	330	35	2027	116	9,900
TOTALS	1,650			1,357	115,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,357	105.2000	115.72	157,032	2004	2004	0	0	0	26.25	73.75

1 SINGLE FAM 100% - 2006 Heated Area: 1188 HX Base Yr 2006



7559 SW OLD WIRE RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0030	BARN,MT	0	100	24	30	720.00	UT	15.00	15.00	100	2008	2008	3	100	10,800	
2	0070	CARPORT UF	0	100	20	24	480.00	UT	2.50	2.50	100	2008	2008	3	100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	440.00	UT	3.00	3.00	100	2008	2008	3	100	1,320	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		115,811
TOTAL MARKET OB/XF VALUE		13,320
TOTAL LAND VALUE - MARKET		104,060
TOTAL MARKET VALUE		233,191
SOH/AGL Deduction		90,730
ASSESSED VALUE		142,461
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		41,050
TOTAL JUST VALUE		233,191
NCON VALUE		-6,231
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21133	SFR	138	10/03/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/1564	8/07/2026	PB	U	I	18	0
GRANTOR: CLERK OF COURT (DOWNI						
GRANTEE: COY CAROL ANN (LIFE						
0987/0089	8/19/2002	WD	Q	V	01	28,000
GRANTOR: DUDLEY TRUST						
GRANTEE: DUKE T & MARGARET D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W34 S22 E12 E22 N22 $
BAS=[ORIG=-34,0] W20 S22 E20 N22 $
FSP=[ORIG=-22,22] S6 E22 N6 W22 $
USP=[YR=2027;ORIG=-54,-15] E22 S15 W22 N15 $
.

LAND DESCRIPTION

TOTAL OB/XF 13,320

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	0100	C	SFR	100		A-1	0.00	0.00	9.46	AC		1.00	1.00	1.00	11,000.00	11,000.00	104,060							

REVIEW DATE 05/12/2026 BY KS Total Acres: 9.46 Total Land Value: 104,060 Market: 0 Agricultural: 0 Common: 104,060 PRINTED 11/17/2026 BY SYS