N1/2 OF THE FOLLOWING: COMM NE C
2643.80 FT, W 1477.47 FT, S 671.
CONT S 670.17 FT, W 643.73 FT TO

REED LORRIE K
7635 SW OLD WIRE RD
FORT WHITE, FL 32038

2027

14-6S-16-03818-301

BUILDING CHARACTERISTICS

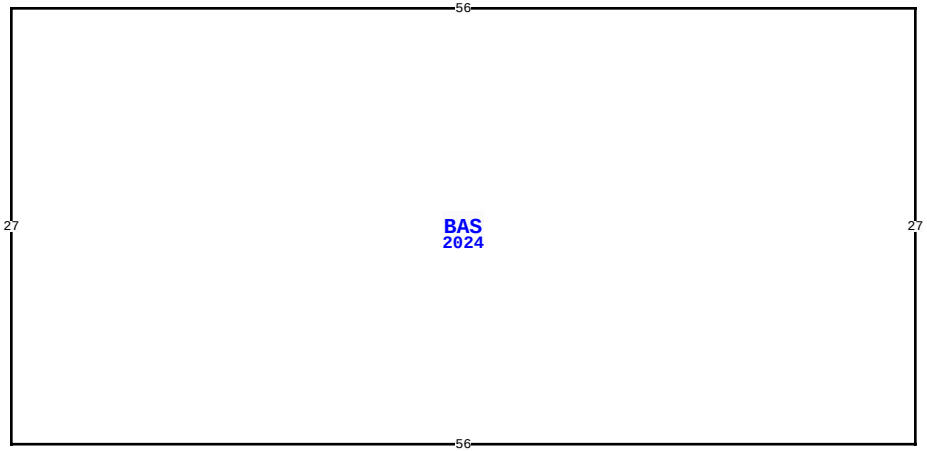
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	0200	MOBILE HOME
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	1,512	100	2024	1,512	159,101
TOTALS	1,512			1,512	159,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,512	113.0000	108.48	164,022	2023	2023	0	0	0	3.00	97.00

1 MANUF 2 100% - 2025 Heated Area: 1512 HX Base Yr 2025



7635 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	
3	0040	BARN,POLE	0	100	20	40	1.00	UT	5,600.00	5,600.00	100	2027	2026		100	5,600	
4	0251	LEAN TO W/	0	100	12	40	1.00	UT	3,360.00	3,360.00	100	2027	2026		100	3,360	
5	0294	SHED WOOD/	0	100	20	32	1.00	UT	9,600.00	9,600.00	100	2027	2026		100	9,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		159,101
TOTAL MARKET OB/XF VALUE		31,260
TOTAL LAND VALUE - MARKET		61,620
TOTAL MARKET VALUE		251,981
SOH/AGL Deduction		160,431
ASSESSED VALUE		91,550
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		40,139
TOTAL JUST VALUE		251,981
NCON VALUE		18,560
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053325	Generator		06/05/2025
000048106	Mobile Home		09/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/1843	2/15/2024	WD	Q	I	01	275,000
GRANTOR: HARMON ZACHARY						
GRANTEE: REED LORRIE K						
1495/1199	7/25/2023	WD	Q	V	03	35,000
GRANTOR: WINDHAM JOYCE MARIE R						
GRANTEE: HARMON ZACHARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=21,20] E56 S27 W56 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 31,260

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	4.74	AC		1.00	1.00	1.00	13,000.00	13,000.00	61,620							

REVIEW DATE 03/11/2026 BY robin Total Acres: 4.74 Total Land Value: 61,620 Market: 0 Agricultural: 0 Common: 61,620 PRINTED 11/16/2026 BY SYS