COMM SE COR OF SEC, RUN N
356.91 FT FOR POB, RUN W
916.15 FT, N 316 FT, W 684.73

VAUGHN GLENN W/VAUGHN LORETTA K
P O BOX 396
FORT WHITE, FL 32038

2027

14-6S-16-03824-001

BUILDING CHARACTERISTICS

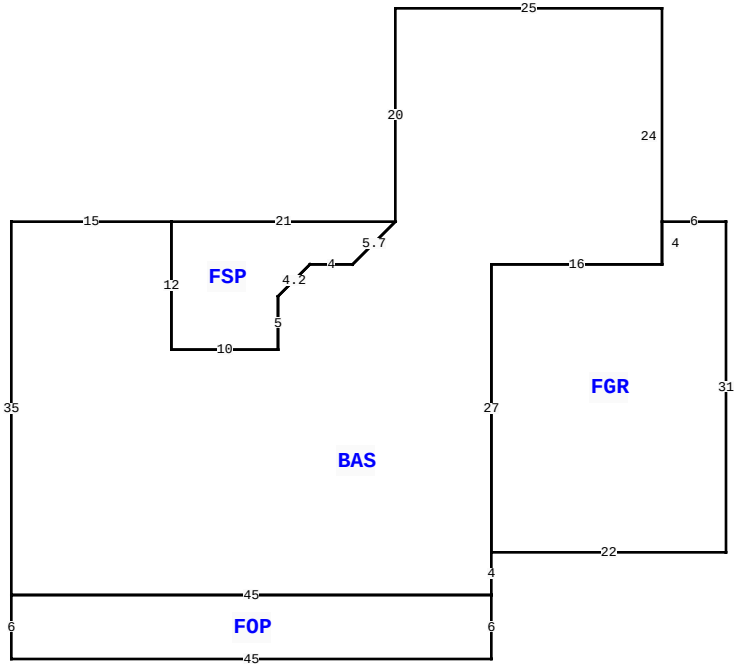
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
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	1,979	100		1,979	199,386
FGR	618	55		340	34,255
FOP	270	30		81	8,161
FSP	161	40		64	6,448
TOTALS	3,028			2,464	248,251

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,464	123.7720	136.15	335,474	1999	1999	0	0	0	26.00	74.00

2 SINGLE FAM 100% - 0 Heated Area: 1979 HX Base Yr



7737 SW OLD WIRE RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
3	0040	BARN,POLE	0	100	23	34	816.00	UT	2.50	2.50	100	1999	1999	3	100	2,040	
4	0166	CONC,PAVMT	0	100	20	22	440.00	UT	3.00	3.00	100	2008	2008	3	100	1,320	
5	0040	BARN,POLE	0	100	25	55	1.00	UT	6,875.00	6,875.00	100	2027	2026		100	6,875	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		248,251
TOTAL MARKET OB/XF VALUE		11,935
TOTAL LAND VALUE - MARKET		210,420
TOTAL MARKET VALUE		275,726
SOH/AGL Deduction		76,043
ASSESSED VALUE		199,683
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		148,272
TOTAL JUST VALUE		470,606
NCON VALUE		6,875
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		468,234

BLDG:1:1: REGAL MH

XFOB:1:1: REGAL M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14824	SFR	295	12/08/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0536/0230	4/01/1984	AD	Q	V		22,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S20 FSP= W21 S12 E10 N5 U3 R3 E4 R4 U4 $ D4 L4 W4 L3 D3 S5 W10 N12 W15 S35 FOP= S6 E45 N6 W45$ E45 N4 FGR= E22 N31 W6 S4 W16 S27$ N27 E16 N24 $.

LAND DESCRIPTION

TOTAL OB/XF 11,935

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	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	34.07	AC		1.00	1.00	1.00	280.00	280.00	9,540							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	34.07	AC		1.00	1.00	1.00	6,000.00	6,000.00	204,420							

REVIEW DATE 05/12/2026 BY KS Total Acres: 35.07 Total Land Value: 15,540 Market: 204,420 Agricultural: 9,540 Common: 6,000 PRINTED 11/17/2026 BY SYS