COMM INTERS OF C/L OF SR-47 &
N LINE OF NE1/4 OF SW1/4, RUN
S ALONG C/L 500 FT FOR POB, R

WILKINSON DONALD/WILKINSON JANE
21839 SW STATE ROAD 47
FORT WHITE, FL 32038

2027

17-7S-16-04232-011

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

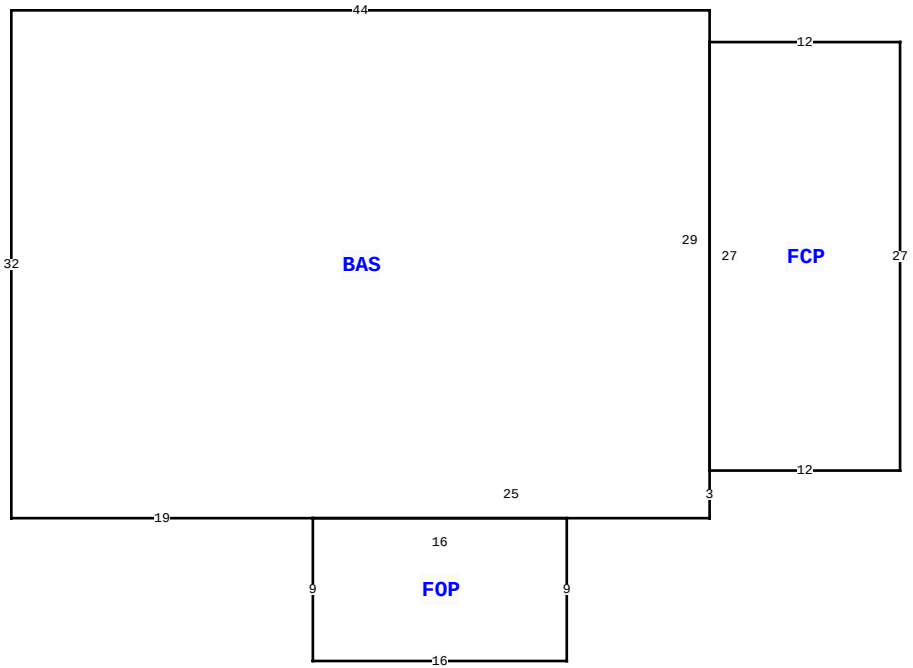
NEIGHBORHOOD/LOC 17716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,408	100		1,408	180,092
FCP	324	25		81	10,361
FOP	144	30		43	5,500
TOTALS	1,876			1,532	195,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	1,532	123.7005	136.07	208,459	2020	2020	0	0	1	5.00	94.00

2 SINGLE FAM 100% - 2021 Heated Area: 1408 HX Base Yr 2021



21839 SW STATE ROAD 47 , FORT WHITE

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE 05/06/2026 MLU | 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	1993	1993	3	100	200	
2	0285	SALVAGE	0	100	14	66	1.00	UT	0.00	0.00	100	1989	1989	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		195,951
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		32,000
TOTAL MARKET VALUE		228,651
SOH/AGL Deduction		67,938
ASSESSED VALUE		160,713
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		109,302
TOTAL JUST VALUE		228,651
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39288	SFR	0	02/12/2020
6823	M H	60	02/05/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1402/0664	12/26/2019	WD	U	V	11	100
GRANTOR: NORTHERN ALACHUA HOLD						
GRANTEE: DONALD & JANE WILKI						
1283/2459	10/29/2014	FJ	U	V	18	100
GRANTOR: CLERK OF CLERK						
GRANTEE: NORTHERN ALACHUA HO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S32 E19 FOP= S9 E16 N9 W16$ E25 N3 FCP= E12 N27 W12 S27$ N29$.

LAND DESCRIPTION

TOTAL OB/XF 700

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	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							

REVIEW DATE 11/02/2020 BY CM Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS