

BEG SE COR, RUN W 515.46 FT TO E  
NW ALONG R/W 228.73 FT, NE 766.5  
531.34 FT, W 85 FT TO POB. A POR

WRIGHT PETER JOHN  
686 SW BUCK CT  
FORT WHITE, FL 32038

2026

19-7S-17-10026-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	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	19717.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,216	100	
UST	496	45	
TOTALS	1,712		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 1996								
				Heated Area: 1216			HX Base Yr 1996				

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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			39,336
TOTAL MARKET OB/XF VALUE			10,620
TOTAL LAND VALUE - MARKET			73,840
TOTAL MARKET VALUE			123,796
SOH/AGL Deduction			64,755
ASSESSED VALUE			59,041
TOTAL EXEMPTION VALUE	HX HB	34,041	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			123,796
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			106,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10470	M H	125	11/20/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1499/663	9/14/2023	LE U		I	14	100
GRANTOR: WRIGHT PETER JOHN (EN)						
GRANTEE: WRIGHT GWENDOLYN (R)						
1006/2560	10/31/2003	WD Q	V	04		16,000
GRANTOR: TIM & DENNIS COX						
GRANTEE: PETER JOHN WRIGHT						

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
1	0294	SHED WOOD/	0	100	8	8	UT	7.50	7.50	100	1996	1996	3	100	480	
2	0296	SHED METAL	0	100	8	8	UT	5.00	5.00	50	1996	1996	3	50	160	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0	UT	5.00	5.00	100	1996	1996	3	100	1,480	
5	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	1,500	

TOTAL OB/XF												10,620					
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
			05/06/2026			MLU											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W28 UST= N24 W8 S5 W16 S19 E24\$ W48 S16 E76 N16\$.											

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0102	C	SFR/MH	100		A-1	0.00	0.00	5.68	AC		1.00	1.00	1.00	13,000.00	13,000.00	73,840							