

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

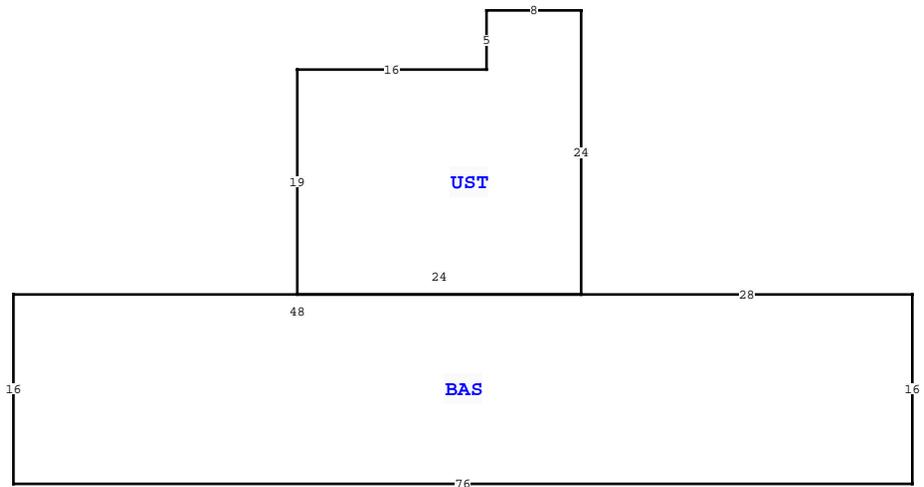
WRIGHT PETER JOHN  
 686 SW BUCK CT  
 FORT WHITE, FL 32038

**2026**

19-7S-17-10026-001  


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 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		
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	34,904
UST	496	45		223	6,401
TOTALS	1,712			1,439	41,305

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				



UST

BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			41,305
TOTAL MARKET OB/XF VALUE			10,620
TOTAL LAND VALUE - MARKET			73,840
TOTAL MARKET VALUE			125,765
SOH/AGL Deduction			66,724
ASSESSED VALUE			59,041
TOTAL EXEMPTION VALUE	HX HB		34,041
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			125,765
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						

BLD DATE		LGL DATE	
XF DATE	INC 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\$.	

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	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	

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							