BEG INTERS OF S LINE OF N1/2 OF SR-47, RUN W 2730.56 FT, N 1714. FT TO W R/W SR-47, S S ALONG R/W

WILSON RUSSELL J
16955 SW STATE ROAD 47
FORT WHITE, FL 32038

2027

21-6S-16-03899-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5200	CROPLAND CLS2	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	2,300
TOTAL LAND VALUE - MARKET	525,000
TOTAL MARKET VALUE	41,150
SOH/AGL Deduction	0
ASSESSED VALUE	41,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,150
TOTAL JUST VALUE	527,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	527,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0876/0459	3/10/1999	WD	Q	V		305,000

GRANTOR: ROBERTS LAND & TIMBER

GRANTEE: RUSSELL & SANDRA WI

BUILDING NOTES

BUILDING DIMENSIONS

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	0252	LEAN-TO W/	0	0	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,300

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	5200	A	CROPLAND 2	0		A-1	0.00	0.00	105.00	AC		1.00	1.00	1.00	370.00	370.00	38,850							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	105.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	525,000							

REVIEW DATE 05/11/2026 BY JB Total Acres: 105.00 Total Land Value: 38,850 Market: 525,000 Agricultural: 38,850 Common: 0 PRINTED 11/17/2026 BY SYS