BEG SW COR OF NW1/4 OF SW1/4, RU
1327.03 FT, S 398.78 FT, W 1326.
RD R/W. & SW1/4 OF SW1/4, EX RD

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

2027

21-6S-16-03905-000

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	
XF DATE		LAND DATE	05/07/2026 MLU
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	0
TOTAL LAND VALUE - MARKET	281,545
TOTAL MARKET VALUE	18,940
SOH/AGL Deduction	0
ASSESSED VALUE	18,940
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,940
TOTAL JUST VALUE	281,545
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	281,545

SALE:4:1: SALE FOR 11.29 AC, ASSESSED FOR51.19 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0874/0791	2/05/1999	WD	Q	V	03	27,000
GRANTOR: PARHAM & THOMPSON						
GRANTEE: RUSSELL & SANDRA WI						
0869/1303	11/12/1998	N/A	U	V		12,000
GRANTOR: EDWARD THOMPSON ESTAT						
GRANTEE: BYRON EDWARD THOMPS						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	51.19	AC		1.00	1.00	1.00	370.00	370.00	18,940							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	51.19	AC		1.00	1.00	1.00	5,500.00	5,500.00	281,545							

REVIEW DATE 05/11/2026 BY JB Total Acres: 51.19 Total Land Value: 18,940 Market: 281,545 Agricultural: 18,940 Common: 0 PRINTED 11/17/2026 BY SYS