

COMM SW COR OF NE1/4 OF NW1/4, R  
TO E R/W OLD WIRE RD FOR POB, CO  
FT, N 538.54 FT, W TO E R/W OF S

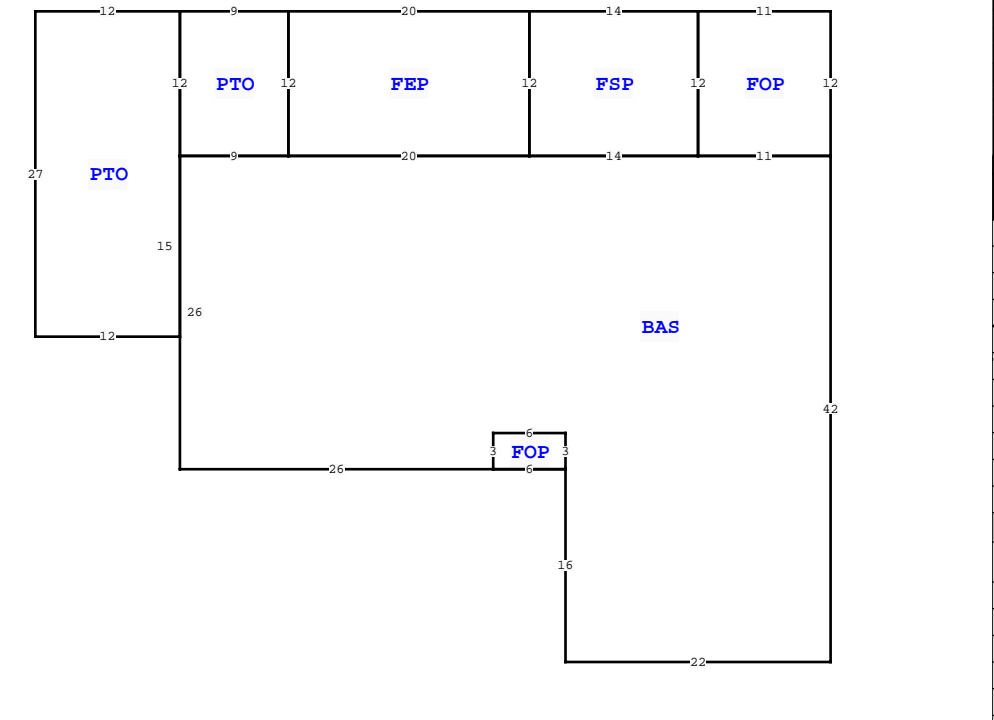
DEVORE SEAN A/DEVORE VICKI R  
8239 SW OLD WIRE RD  
FORT WHITE, FL 32038

**2026**

23-6S-16-03922-003

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	15 HARDTILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,081	135.1350	151.35	314,959	1989	2000		0	0	25.00 75.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,756	100		1,756	199,328
FEP	240	80		192	21,794
FOP	18	30		5	568
FOP	132	30		40	4,541
FSP	168	40		67	7,605
PTO	108	5		5	568
PTO	324	5		16	1,817
<b>TOTALS</b>	<b>2,746</b>			<b>2,081</b>	<b>236,219</b>

8239 SW OLD WIRE RD, FORT WHITE

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	0180	FPLC 1STRY	0	100	0	0		1.00	2,000.00	100	1989	1989	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	0		733.00	2.00	100	0	0	3	100	1,466	
3	0060	CARPORT F	0	100	24	24		576.00	3.50	100	2010	2010	3	100	2,016	
4	0327	STABLES-SM	0	100	44	62		1.00	0.00	100	2010	2010	3	100	25,000	
5	0169	FENCE/WOOD	0	100	0	0		1.00	0.00	100	2015	2015	3	100	500	
6	0030	BARN, MT	0	100	0	0		1.00	30,000.00	100	2026	2025		100	30,000	
7	0166	CONC, PAVMT	0	100	0	0		1.00	3,500.00	100	2026	2025		100	3,500	
8	0104	GENERATOR	0	100	0	0		1.00	6,000.00	100	2026	2025		95	5,700	

TOTAL OB/XF												70,182				
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LAND DESCRIPTION																								
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	0100	C	SFR	100		A-1	0.00	0.00	6.53	AC		1.00	1.00	1.00	12,000.00	12,000.00	78,360							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY																								
VALUATION BY															STANDARD									
Tax Group: 3															Tax Dist:									
BUILDING MARKET VALUE															236,219									
TOTAL MARKET OB/XF VALUE															70,182									
TOTAL LAND VALUE - MARKET															78,360									
TOTAL MARKET VALUE															384,761									
SOH/AGL Deduction															111,295									
ASSESSED VALUE															273,466									
TOTAL EXEMPTION VALUE															HX HB 51,411									
BASE TAXABLE VALUE															222,055									
TOTAL JUST VALUE															384,761									
NCON VALUE															39,200									
INCOME VALUE																								
PREVIOUS YEAR MKT VALUE															332,386									
SALE:1:1: 19.32 AC / MKT 1700 @ AC																								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053343	Storage Building	26,000	06/10/2025
000053283	Right-of-Way Acce		06/02/2025
000051254	Generator	0	10/25/2024
41177	REMODEL		01/19/2021
37069	PUMP/UTPOL	50	08/07/2018
22741	ADDN SFR	270	01/28/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1255/0227	5/15/2013	WD Q		I	01	245,000
GRANTOR: SANDRA L WINKLER (FKA)						
GRANTEE: SEAN A & VICKI R DE						
1255/0228	5/13/2013	WD U		V	11	100
GRANTOR: SANDRA L WINKLER (FKA)						
GRANTEE: SEAN A & VICKI R DE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
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FOP= N12 W11 S12 E11\$ BAS= W11 FSP= N12 W14 S12 E14\$ W14 FEP= N12 W20 S12 E20\$ W20 PTO= N12 W9 S12 E9\$ W9 PTO= N12 W12 S27 E12N15\$ S26 E26 FOP= N3 E6 S3 W6\$ E6 S16 E22 N42\$.