

BEG NW COR OF SE1/4 OF NW1/4, E  
 MAINT RD R/W OF SW OLD WIRE RD,  
 563.43 FT, NW 234.53 FT, N 379.7'

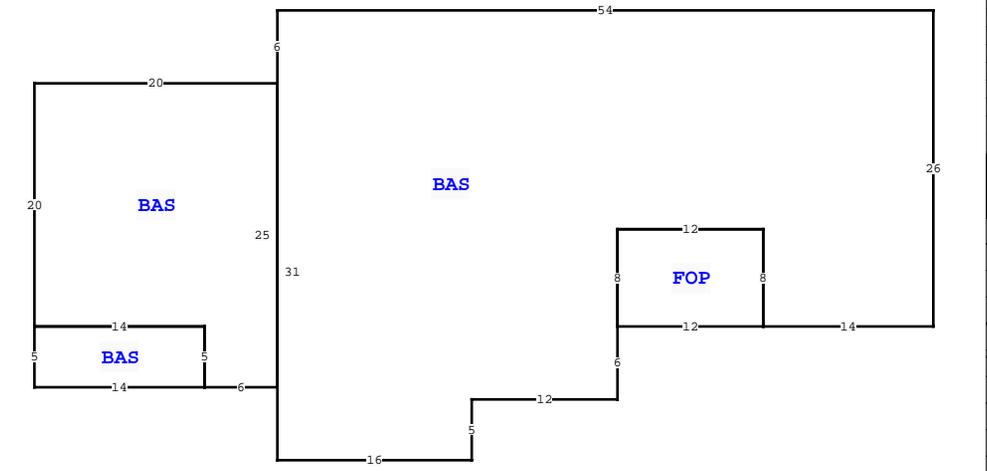
URRUTIA DAVID  
 8390 SW OLD WIRE RD  
 FORT WHITE, FL 32038

**2026**

23-6S-16-03923-002  


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	60		
Interior Floor	04	C ABOVE GD	40		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		5	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	23616.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	70	100		70	9,286
BAS	430	100		430	57,039
BAS	1,556	100		1,556	206,400
FOP	96	30		29	3,847
TOTALS	2,152			2,085	276,570

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2025			285,124	2017	2022	0	0	3.00	97.00
Heated Area: 2056 HX Base Yr 2025											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			276,570	
TOTAL MARKET OB/XF VALUE			55,968	
TOTAL LAND VALUE - MARKET			61,620	
TOTAL MARKET VALUE			394,158	
SOH/AGL Deduction			6,436	
ASSESSED VALUE			387,722	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			336,311	
TOTAL JUST VALUE			394,158	
NCON VALUE			25,000	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			353,186	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052392	Storage Building	13,097	02/20/2025
35432	SFR	771	06/13/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/2063	9/13/2024	WD	Q	I	05	559,000
GRANTOR: CUNNINGHAM CHAD C						
GRANTEE: URRUTIA DAVID						
1513/2656	5/06/2024	QC	U	V	11	85,000
GRANTOR: PEELER RAYMOND S						
GRANTEE: CUNNINGHAM KATHERIN						

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	0296	SHED METAL	0	100	50	32	UT	9.00	9.00	100	2017	2017	3	100	14,400	
2	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	
3	0169	FENCE/WOOD	0	100	0	0	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
4	0060	CARPORT F	0	100	32	32	UT	7.00	7.00	100	2025	2024		100	7,168	
5	0258	PATIO	0	100	0	0	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
6	0030	BARN, MT	0	100	0	0	UT	15.00	15.00	100	2026	2025		100	22,500	
7	0169	FENCE/WOOD	0	100	0	0	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	

LAND DESCRIPTION												TOTAL OB/XF				55,968								
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			0.00	0.00	3.84	AC		1.00	1.00	1.00	13,000.00	13,000.00	49,920							
2	9901	C	AC/XFOB	100					0.90	AC		1.00	1.00	1.00	13,000.00	13,000.00	11,700							

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W54 S6 S31 E16 N5 E12 N6 N8 E12 S8 E14 N26 \$	
BAS=[ORIG=-54,6] W20 S20 E14 S5 E6 N25 \$	
FOP=[ORIG=-26,26] E12 N8 W12 S8 \$	
BAS=[ORIG=-74,26] S5 E14 N5 W14 \$	