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

2027

23-6S-16-03923-002

BUILDING CHARACTERISTICS

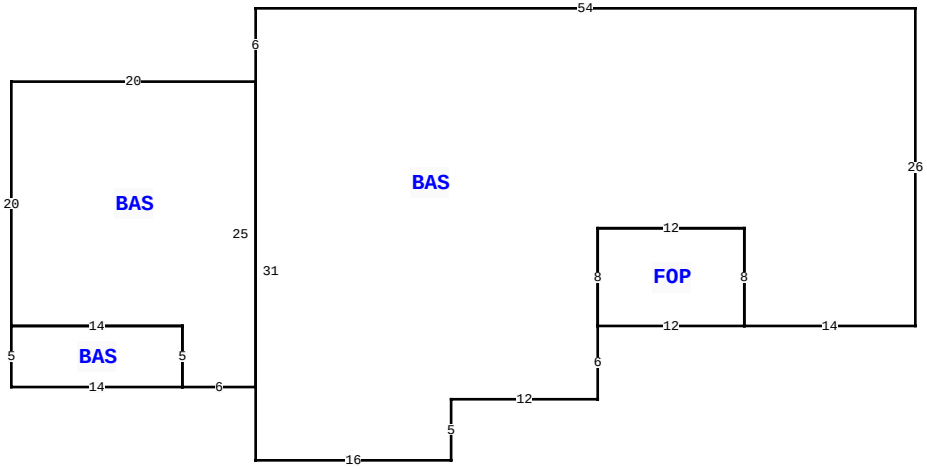
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	04	C ABOVE GD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	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	8,960
BAS	430	100		430	55,037
BAS	1,556	100		1,556	199,155
FOP	96	30		29	3,712
TOTALS	2,152			2,085	266,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,085	119.9583	131.95	275,116	2017	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2025 Heated Area: 2056 HX Base Yr 2025



8390 SW OLD WIRE RD, FORT WHITE

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

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	0296	SHED METAL	0	100	50	32	1,600.00	UT	9.00	9.00	100	2017	2017	3	100	14,400	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
4	0060	CARPORT F	0	100	32	32	1,024.00	UT	7.00	7.00	100	2025	2024		100	7,168	
5	0258	PATIO	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
6	0030	BARN,MT	0	100	0	0	1,500.00	UT	15.00	15.00	100	2026	2025		100	22,500	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		266,863
TOTAL MARKET OB/XF VALUE		55,968
TOTAL LAND VALUE - MARKET		61,620
TOTAL MARKET VALUE		384,451
SOH/AGL Deduction		0
ASSESSED VALUE		384,451
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		333,040
TOTAL JUST VALUE		384,451
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,304

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						

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 55,968

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	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							

REVIEW DATE 05/12/2026 BY JB Total Acres: 4.74 Total Land Value: 61,620 Market: 0 Agricultural: 0 Common: 61,620 PRINTED 11/17/2026 BY SYS