N1/2 OF S1/2 OF NE1/4 OF NW1/4.
734-975, 756-868, 774-345, 785-6

WINGFIELD THOMAS
750 SW SPIRIT AVE
FORT WHITE, FL 32038

2027

24-7S-16-04312-000

BUILDING CHARACTERISTICS

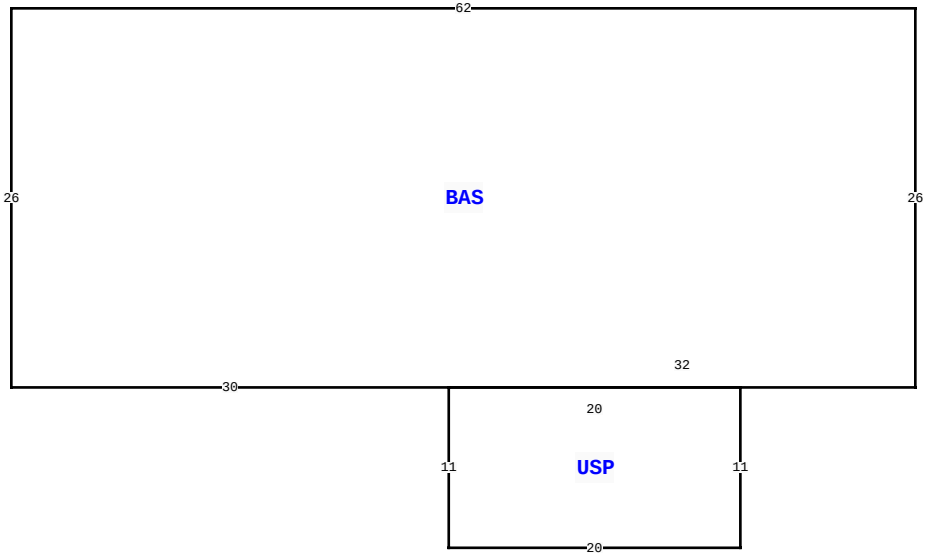
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100		1,612	93,917
USP	220	35		77	4,486
TOTALS	1,832			1,689	98,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,689	113.9000	105.93	178,916	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 100% - 2021 Heated Area: 1612 HX Base Yr 2021



750 SW SPIRIT AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	2,000	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		98,404
TOTAL MARKET OB/XF VALUE		10,100
TOTAL LAND VALUE - MARKET		110,110
TOTAL MARKET VALUE		218,614
SOH/AGL Deduction		98,338
ASSESSED VALUE		120,276
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		68,865
TOTAL JUST VALUE		218,614
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18933	M H	125	11/07/2001
15557	M H	125	05/21/1999
12088	M H	125	01/29/1997
11358	M H	125	07/01/1996
10116	M H	125	08/22/1995
10099	M H	125	08/18/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1419/0536	9/10/2020	WD	U	I	11	100
GRANTOR: NIEL WINGFIELD						
GRANTEE: THOMAS WINGFIELD						
1356/1870	3/27/2018	WD	U	I	11	100
GRANTOR: HANA WINGFIELD						
GRANTEE: NIEL WINGFIELD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 S26 E30 USP= S11 E20 N11 W20$ E32 N26$.

LAND DESCRIPTION

TOTAL OB/XF 10,100

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	0200	C	MBL HM	100		A-1	0.00	0.00	3.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	33,110							
2	0000	C	VAC RES	100		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	77,000							

REVIEW DATE 07/10/2015 BY DF Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS