(AKA LOT 23 BUCKHEAD WOODS S/D U
COMM SE COR OF SEC 26, RUN N 366
RUN W 106.82 FT TO E R/W OLD WIR

BAIRD MARTIN G/BAIRD ANNA M
3805 SW OLD WIRE RD
FORT WHITE, FL 32038

2027

25-5S-16-03716-123

BUILDING CHARACTERISTICS

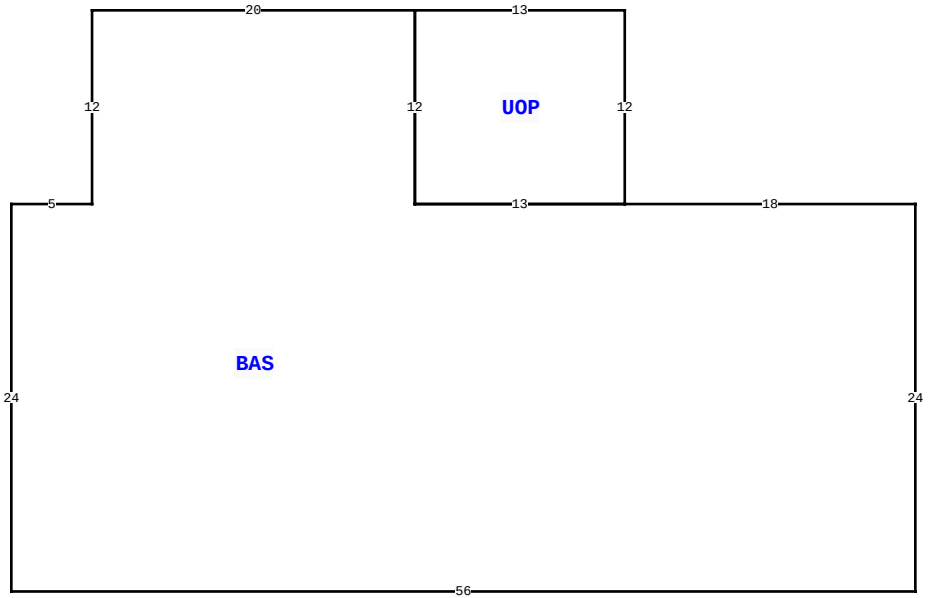
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	25516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100		1,584	80,987
UOP	156	25		39	1,994
TOTALS	1,740			1,623	82,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,623	116.2000	92.96	150,874	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 100% - 2027 Heated Area: 1584 HX Base Yr 2027



3805 SW OLD WIRE RD, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		82,981
TOTAL MARKET OB/XF VALUE		20,200
TOTAL LAND VALUE - MARKET		88,440
TOTAL MARKET VALUE		191,621
SOH/AGL Deduction		0
ASSESSED VALUE		191,621
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		140,210
TOTAL JUST VALUE		191,621
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16497	M H	125	01/12/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1422/1992	10/26/2020	LE	U	I	14	100
GRANTOR: MARTIN G & ANNA M BAI						
GRANTEE: WAYNE WILLIAM BAIRD						
1422/0049	10/10/2020	WD	Q	I	01	110,000
GRANTOR: ERICK L CAMACHO						
GRANTEE: MARTIN G & ANNA M B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 UOP= N12 W13 S12 E13$ W13 N12 W20 S12 W5 S24 E56 N24$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0060	CARPORT F	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	
4	0030	BARN,MT	0	100	20	40	1.00	UT	10,000.00	10,000.00	100	2026	2025		100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 20,200

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	10.05	AC		1.00	1.00	0.80	11,000.00	8,800.00	88,440							

REVIEW DATE 03/10/2026 BY KS Total Acres: 10.05 Total Land Value: 88,440 Market: 0 Agricultural: 0 Common: 88,440 PRINTED 11/17/2026 BY SYS