LOT 2 BIG OAKS UNREC: COMM NE CO
80.45 FT TO W R/W OLD WIRE RD, R
W 121.02 FT, S 369.08 FT FOR POB

PIVEN LEAH
2986 SW OLD WIRE RD
FORT WHITE, FL 32038

2027

26-5S-16-03717-102

BUILDING CHARACTERISTICS

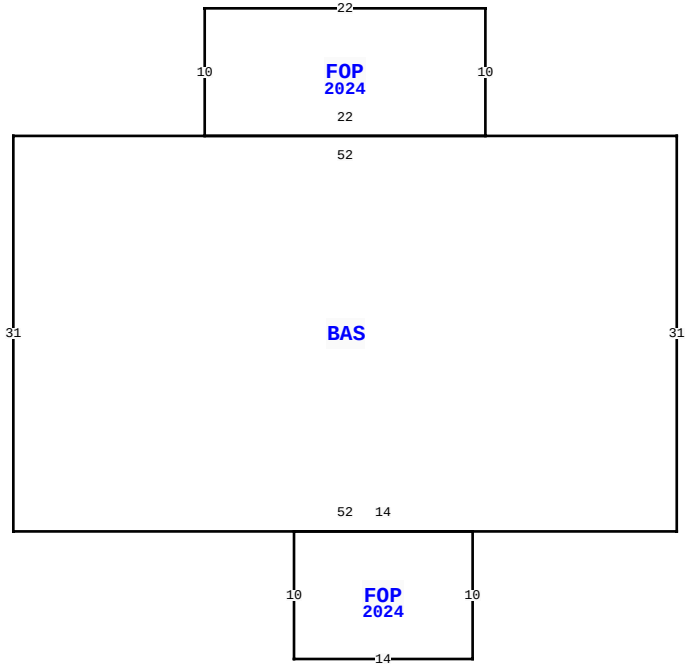
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	26516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100		1,612	164,060
FOP	140	35	2024	49	4,987
FOP	220	35	2024	77	7,837
TOTALS	1,972			1,738	176,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,738	116.5000	111.84	194,378	2012	2020	0	0	0	9.00	91.00

2 MANUF 2 100% - 2024 Heated Area: 1612 HX Base Yr 2024



2986 SW OLD WIRE RD, 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0210	GARAGE U	0	100	24	42	1,008.00	UT	16.00	16.00	100	2013	2013	3	100	16,128	
3	0327	STABLES-SM	0	100	30	12	360.00	UT	8.00	8.00	100	2022	2021		100	2,880	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,000	
5	0262	PRCH,FOP	0	100	0	0	1.00	UT	1,600.00	1,600.00	100	2026	2025		100	1,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		176,884
TOTAL MARKET OB/XF VALUE		28,608
TOTAL LAND VALUE - MARKET		110,110
TOTAL MARKET VALUE		315,602
SOH/AGL Deduction		224,591
ASSESSED VALUE		91,011
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		34,600
TOTAL JUST VALUE		315,602
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052720	Roof Replacement	8,500	03/27/2025
30919	M H	375	04/08/2013
30627	STORAGE	148	11/29/2012
12206	M H	125	02/26/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/996	10/24/2023	WD	Q	I	01	346,000
GRANTOR: HODGES RONALD L						
GRANTEE: PIVEN LEAH						
1458/1973	2/03/2022	WD	Q	I	01	270,000
GRANTOR: VAUGHAN PRESTON OWEN						
GRANTEE: HODGES RONALD L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=1,-3] W52 S31 E52 N31 $
FOP=[YR=2024;ORIG=-29,38] N10 E14 S10 W14 $
FOP=[YR=2024;ORIG=-14,-3] W22 N10 E22 S10 $
.

LAND DESCRIPTION

TOTAL OB/XF 28,608

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	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

REVIEW DATE 03/11/2026 BY JB Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS