LOTS 3 & A PART OF LOT 4 AND THE
LOT 5 & THE EAST 1/2 OF LOT 8 BI
UNREC: DESC AS FOLLOWS: COMM AT

BENNETT SHIRLEY
3108 SW OLD WIRE RD
FORT WHITE, FL 32038

2027

26-5S-16-03717-132

BUILDING CHARACTERISTICS

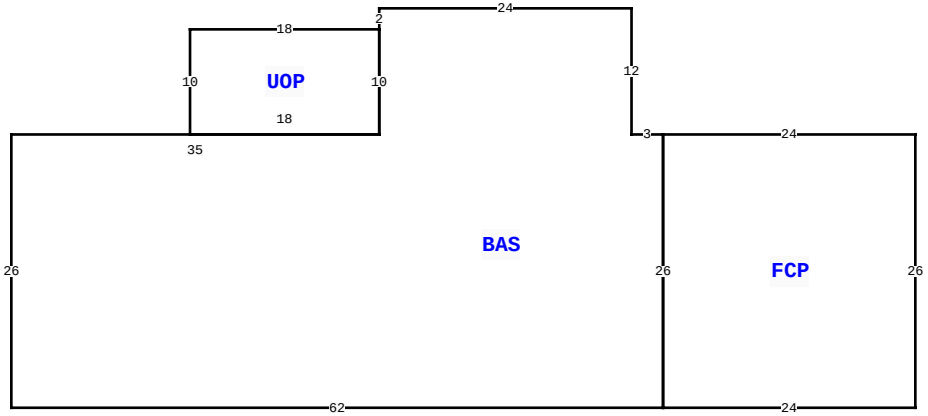
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	26516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,900	100		1,900	110,697
FCP	624	25		156	9,089
UOP	180	25		45	2,622
TOTALS	2,704			2,101	122,407

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,101	113.9000	105.93	222,559	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2002 Heated Area: 1900 HX Base Yr 2002



3108 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	0	96.00	UT	7.50	7.50	100	1999	1999	3	100	720	
3	0294	SHED WOOD/	0	100	6	6	36.00	UT	7.50	7.50	100	1999	1999	3	100	270	
4	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	7.50	100	1999	1999	3	100	600	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
7	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	
8	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
9	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	
10	0296	SHED METAL	0	0	12	24	288.00	UT	10.00	10.00	100	2009	2009	3	100	2,880	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	122,407
TOTAL MARKET OB/XF VALUE	20,230
TOTAL LAND VALUE - MARKET	48,175
TOTAL MARKET VALUE	190,812
SOH/AGL Deduction	115,493
ASSESSED VALUE	75,319
TOTAL EXEMPTION VALUE	HX HB 39,704
BASE TAXABLE VALUE	35,615
TOTAL JUST VALUE	190,812
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	192,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21400	M H	411	01/07/2004
18402	M H	125	06/15/2001
16329	M H	125	11/23/1999
8482	M H	125	06/10/1994
8309	M H	125	04/26/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1309/0493	5/22/2015	CD	U	V	11	0
GRANTOR: ROBERT MOULTON & DANI						
GRANTEE: SHIRLEY BENNETT						
1003/2296	12/24/2003	WD	Q	V	04	10,000
GRANTOR: DEAS BULLARD						
GRANTEE: SHIRLEY BENNETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 N12 W24 S2 UOP= W18 S10 E18 N10$ S10 W35 S26 E62
FCP= E24 N26 W24 S26$ N26$.

LAND DESCRIPTION

TOTAL OB/XF 15,670

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	4.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	48,000							
2	9601	C	RETENTION AR	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	175.00	175.00	175							

REVIEW DATE 03/11/2026 BY JB Total Acres: 5.00 Total Land Value: 48,175 Market: 0 Agricultural: 0 Common: 48,175 PRINTED 11/17/2026 BY SYS

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2027

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BUILDING CHARACTERISTICS

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MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26516.010	1.00/	

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TOTALS					

MARKET ADJUSTMENTS

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BLD DATE		LGL DATE	
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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ASSESSED VALUE		75,319
TOTAL EXEMPTION VALUE	HX HB	39,704
BASE TAXABLE VALUE		35,615
TOTAL JUST VALUE		190,812
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0040	BARN,POLE	0	0	16	34	544.00	UT	2.50	2.50	100	2009	2009	3	100	1,360	
12	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	600	
13	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	
14	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
15	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 4,560

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

REVIEW DATE 03/11/2026 BY JB Total Acres: 5.00 Total Land Value: 48,175 Market: 0 Agricultural: 0 Common: 48,175 PRINTED 11/17/2026 BY SYS