

PART OF LOT 1 BIG OAKS UNR: COMM  
S 80.46 FT, S 10 DG W 120.97 FT,  
POB, CONT S 250.96 FT, W 760.66

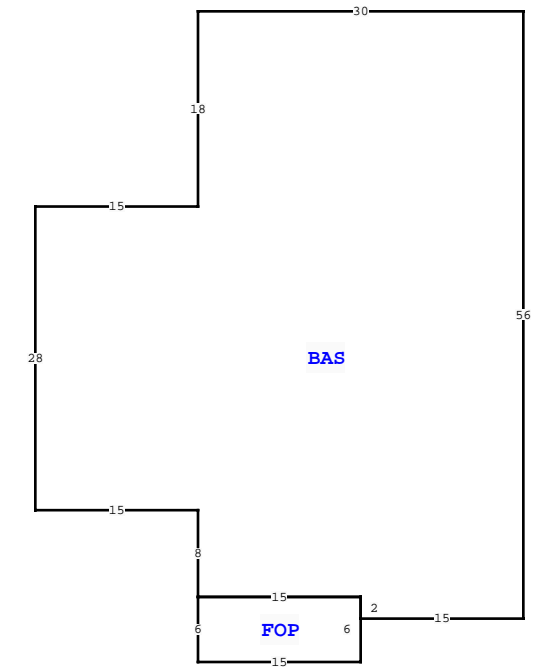
VALLARIO CAMILLE/MATHIS KATHY  
2846 SW OLD WIRE ROAD  
FORT WHITE, FL 32038

2026

26-5S-16-03717-139

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0101	SFRES/SFRES	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26516.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,070	100	
FOP	90	35	
TOTALS	2,160		
			2,102
			181,999

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	1	100%	-	2017							
Heated Area: 2070						HX Base Yr 2017						



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VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	226,887			
TOTAL MARKET OB/XF VALUE	20,624			
TOTAL LAND VALUE - MARKET	65,000			
TOTAL MARKET VALUE	312,511			
SOH/AGL Deduction	114,953			
ASSESSED VALUE	197,558			
TOTAL EXEMPTION VALUE	56,411		HX HB WX	
BASE TAXABLE VALUE	141,147			
TOTAL JUST VALUE	312,511			
NCON VALUE	46,388			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	264,535			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043883	Storage Building	5,560	03/09/2022
000043153	Electrical Servic	0	11/12/2021
33523	M H	375	11/04/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1452/2218	11/17/2021	QC	U	I	11	100

GRANTOR: VALLARIO CAMILLE  
GRANTEE: MATHIS KATHY  
1367/0154 8/16/2018 WD U I 11 100  
GRANTOR: CAMILLE VALLARIO  
GRANTEE: CAMILLE VALLARIO &

EXTRA FEATURES																
L N	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	0031	BARN,MT AE	0	100	24	35	840.00	UT	5.00	100	2015	2015	3	100	4,200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2015	2015	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	1,000	
5	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	924	
6	0030	BARN,MT	0	100	0	0	1.00	UT	4,800.00	100	2023	2022		100	4,800	
8	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	100	2026	2025		100	500	
9	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,000.00	100	2026	2025		100	1,000	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W30 S18 W15 S28 E15 S8 FOP= S6 E15 N6 W15 E15 S2 E15 N56 S.	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	13,000.00	13,000.00	52,000								
2	0100	C	SFR	0					1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000								

