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

COLUMBIA COUNTY PROPERTY

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	12	HARDWOOD 90
Interior Floo	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
Architectual	01	CONV 100
Units		0 100
Quality	05	05

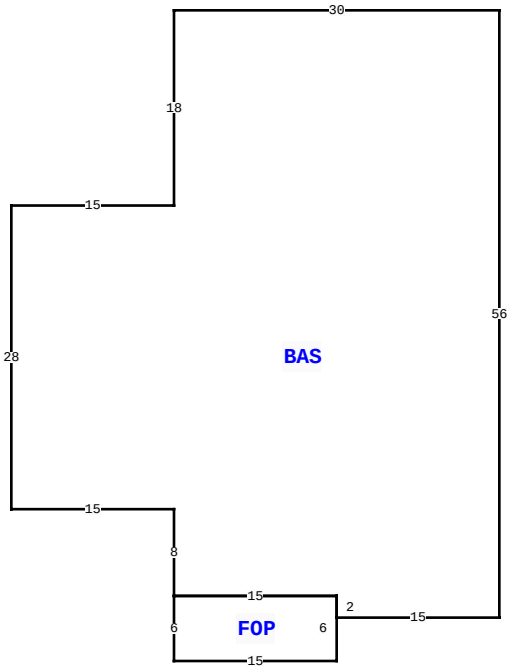
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26516.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,070	100		2,070	183,056
FOP	90	35		32	2,830
TOTALS	2,160			2,102	185,885

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,102	116.6000	111.94	235,298	2015	2015	0	0	0	21.00	79.00

2 MANUF 1 100% - 2017 Heated Area: 2070 HX Base Yr 2017



2846 SW OLD WIRE RD, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		185,885
TOTAL MARKET OB/XF VALUE		25,624
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		276,509
SOH/AGL Deduction		134,952
ASSESSED VALUE		141,557
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		85,146
TOTAL JUST VALUE		276,509
NCON VALUE		0
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 &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S18 W15 S28 E15 S8 FOP= S6 E15 N6 W15$ E15 S2 E15 N56$.

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

LAND DESCRIPTION

TOTAL OB/XF 25,624

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	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 11/16/2022 BY JB Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 05/13/2026 BY SYS