S 1/2 OF DESC PRCL: COMM AT THE
80.45 FT TO W LINE OLD WIRE RD,
943.34 FT TO POB, S 574.63 FT, W

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

**2027**

**26-5S-16-03717-150**

## BUILDING CHARACTERISTICS

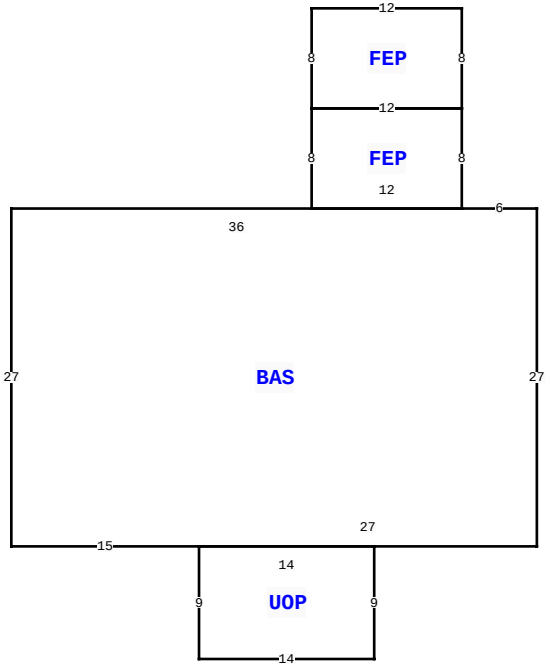
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 5000 | IMPROVED AG |
| 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 | 1,134 | 100 | | 1,134 | 61,547 |
| FEP | 96 | 85 | | 82 | 4,451 |
| FEP | 96 | 85 | | 82 | 4,451 |
| UOP | 126 | 25 | | 32 | 1,737 |
| TOTALS | 1,452 | | | 1,330 | 72,184 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,330 | 106.1100 | 98.68 | 131,244 | 1994 | 1994 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 0% - 2002 Heated Area: 1134 HX Base Yr




3104 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 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | 2002 | 2002 | | 100 | 3,000 | |
| 2 | 0327 | STABLES-SM | 0 | 0 | 0 | 0 | 1.00 | UT | 250.00 | 250.00 | 100 | 2026 | 2025 | | 100 | 250 | |
| 3 | 9946 | Well | 0 | 0 | 0 | 0 | 1.00 | UT | 4,000.00 | 4,000.00 | 100 | 2026 | 2025 | | 100 | 4,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 72,184 |
| TOTAL MARKET OB/XF VALUE | 7,250 |
| TOTAL LAND VALUE - MARKET | 23,790 |
| TOTAL MARKET VALUE | 92,292 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 92,292 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 92,292 |
| TOTAL JUST VALUE | 103,224 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 104,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## 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=[ORIG=0,0] W6 W36 S27 E15 E27 N27 $
UOP=[ORIG=-27,27] S9 E14 N9 W14 $
FEP=[ORIG=-6,0] N8 W12 S8 E12 $
FEP=[ORIG=-6,-8] N8 W12 S8 E12 $
.

## LAND DESCRIPTION

TOTAL OB/XF 7,250

| 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 | 0 | | | | | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 12,000 | | | | | | | |
| 2 | 5700 | A | TIMBER 4 | 0 | | | | | 3.78 | AC | | 1.00 | 1.00 | 1.00 | 227.00 | 227.00 | 858 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | | | | 1.31 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 11,790 | | | | | | | |

REVIEW DATE 03/11/2026 BY JB Total Acres: 4.78 Total Land Value: 12,858 Market: 11,790 Agricultural: 858 Common: 12,000 PRINTED 11/17/2026 BY SYS