COMM NE COR OF NE1/4, RUN E
992.13 FT, S 6.11 FT FOR POB,
CONT S 352.81 FT, W 593.98 TO

WALLACE AVIS NADINE/WALLACE AVIS H
9419 SW OLD WIRE RD
FT WHITE, FL 32038

**2027**

**27-6S-16-03950-001**

## BUILDING CHARACTERISTICS

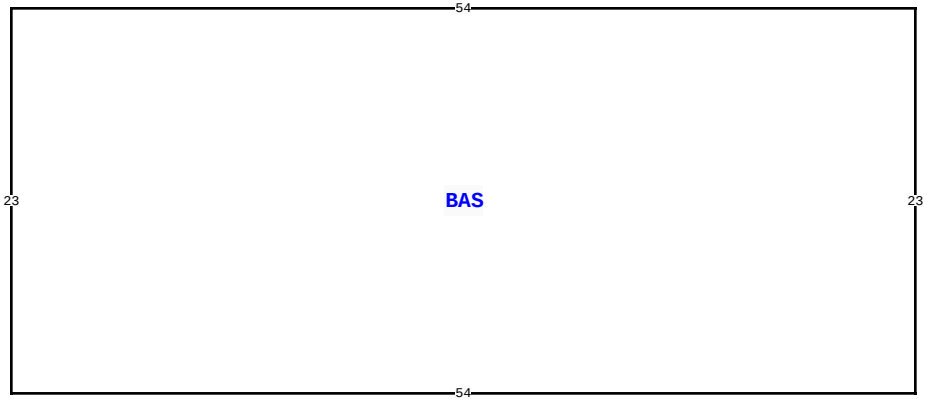
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | ALM SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 27616.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,242 | 100 | | 1,242 | 33,057 |
| TOTALS | 1,242 | | | 1,242 | 33,057 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,242 | 110.9000 | 66.54 | 82,643 | 1975 | 1975 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2013 Heated Area: 1242 HX Base Yr 2013




9419 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 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 33,057 |
| TOTAL MARKET OB/XF VALUE | | 7,000 |
| TOTAL LAND VALUE - MARKET | | 26,080 |
| TOTAL MARKET VALUE | | 66,137 |
| SOH/AGL Deduction | | 35,863 |
| ASSESSED VALUE | | 30,274 |
| TOTAL EXEMPTION VALUE | HX HB WX SX | 30,274 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 66,137 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 66,137 |

XFOB:1:1: PINE MH

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 29838 | M H | 607 | 12/22/2011 |
| 13599 | M H | 0 | 02/06/1998 |
| 9837 | SFR | 210 | 06/14/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1225/1134 | 11/28/2011 | WD | U | V | 30 | 100 |
| GRANTOR: NADINE AVIS NADINE WA | | | | | | |
| GRANTEE: AVIS H WALLACE & AV | | | | | | |
| 0810/0020 | 8/28/1995 | QC | Q | I | 01 | 0 |
| GRANTOR: NADINE AVIS NADINE WA | | | | | | |
| GRANTEE: MARYLAND WALLACE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W54 S23 E54 N23$.

## LAND DESCRIPTION

TOTAL OB/XF 7,000

| 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 | 1.63 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 26,080 | | | | | | | |

REVIEW DATE 03/06/2026 BY JB Total Acres: 1.63 Total Land Value: 26,080 Market: 0 Agricultural: 0 Common: 26,080 PRINTED 11/16/2026 BY SYS