COMM AT SW COR OF SE1/4, RUN N 2 FT TO E R/W OF COUNTY RD, N ALON FT, CONT N 305.77 FT FOR POB, CO

STUBBS JOHN
9549 SW OLD WIRE RD
FORT WHITE, FL 32038

**2027**

**27-6S-16-03950-113**

## BUILDING CHARACTERISTICS

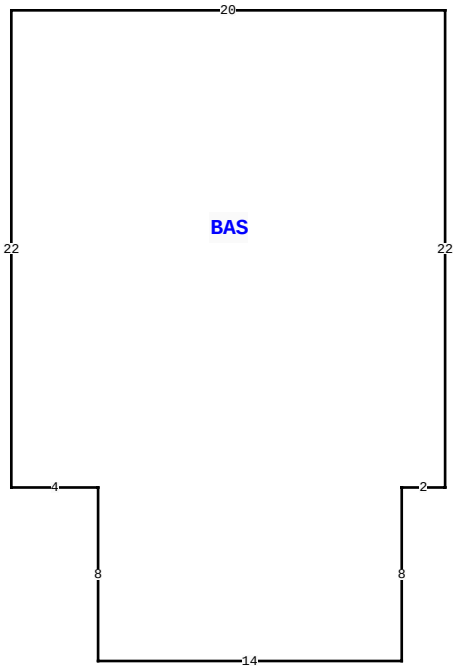
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 02 | MIN PLYWD 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 01 | 01 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 27616.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 552 | 100 | | 552 | 8,918 |
| TOTALS | 552 | | | 552 | 8,918 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 552 | 73.4400 | 80.78 | 44,591 | 1990 | 1990 | 0 | 0 | 60 | 35.00 | 20.00 |

1 SINGLE FAM 100% - 2013 Heated Area: 552 HX Base Yr 2013




9549 SW OLD WIRE RD, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2025 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 | 0031 | BARN,MT AE | 0 | 100 | 30 | 25 | 750.00 | UT | 12.00 | 12.00 | 50 | 2006 | 2006 | 3 | 50 | 4,500 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 300 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 6 | 18 | 108.00 | UT | 3.00 | 3.00 | 100 | 2006 | 2006 | 3 | 100 | 324 | |
| 4 | 0294 | SHED WOOD/ | 0 | 100 | 10 | 24 | 240.00 | UT | 14.00 | 14.00 | 50 | 2006 | 2006 | 3 | 50 | 1,680 | |
| 5 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 500 | |
| 6 | 0030 | BARN,MT | 0 | 100 | 0 | 0 | 1.00 | UT | 29,700.00 | 29,700.00 | 100 | 2025 | 2024 | | 100 | 29,700 | |
| 7 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 750 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 8,918 |
| TOTAL MARKET OB/XF VALUE | | 37,754 |
| TOTAL LAND VALUE - MARKET | | 110,000 |
| TOTAL MARKET VALUE | | 156,672 |
| SOH/AGL Deduction | | 35,529 |
| ASSESSED VALUE | | 121,143 |
| TOTAL EXEMPTION VALUE | HX HB | 48,232 |
| BASE TAXABLE VALUE | | 72,911 |
| TOTAL JUST VALUE | | 156,672 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 156,834 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000049947 | Right-of-Way Acce | | 05/23/2024 |
| 000049649 | Storage Building | 28,700 | 04/18/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1320/2215 | 8/22/2016 | QC | U | I | 11 | 22,400 |
| GRANTOR: LARRY DUNN | | | | | | |
| GRANTEE: JOHN STUBBS | | | | | | |
| 1238/2338 | 7/18/2012 | WD | U | I | 11 | 100 |
| GRANTOR: DANI LEE | | | | | | |
| GRANTEE: JOHN STUBBS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W20 S22 E4 S8 E14 N8 E2 N22$.

## LAND DESCRIPTION

TOTAL OB/XF 37,754

| 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 | 0100 | C | SFR | 100 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |
| 2 | 0700 | C | MISC RES | 0 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 06/04/2026 BY JB Total Acres: 10.58 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/17/2026 BY SYS