COMM NW COR OF S1/2 OF SW1/4, E
POB, CONT E 1407.32 FT TO W R/W
RD, S ALONG R/W 457.77 FT W 1410

MORGAN WAYNE A/DENSLOW APRIL D
10306 SW OLD WIRE RD
FORT WHITE, FL 32038-3624

2027

27-6S-16-03954-003

BUILDING CHARACTERISTICS

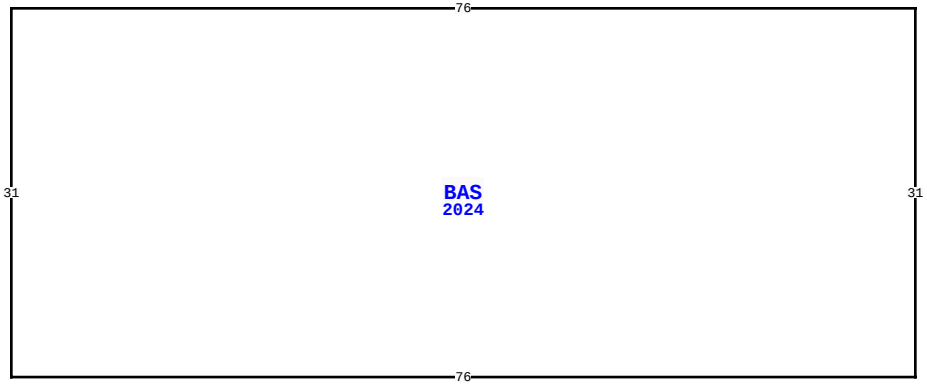
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2024	2,356	230,798
TOTALS	2,356			2,356	230,798

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0201	02	2,356	114.5000	106.48	250,867	2023	2023	0	0	5	3.00	92.00

1 MANUF 1 100% - 2024 Heated Area: 2356 HX Base Yr 2024



10306 SW OLD WIRE RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	05/12/2023 SPF

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	0081	DECKING WI	0	100	0	0	1.00	UT	600.00	600.00	100	2024	2023		100	600	
2	0020	BARN,FR	0	100	0	0	1.00	UT	5,500.00	5,500.00	100	2024	2023		100	5,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		230,798
TOTAL MARKET OB/XF VALUE		6,100
TOTAL LAND VALUE - MARKET		125,205
TOTAL MARKET VALUE		277,470
SOH/AGL Deduction		1,528
ASSESSED VALUE		275,942
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		224,531
TOTAL JUST VALUE		362,103
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046259	Mobile Home		01/12/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1382/1840	4/15/2019	WD	Q	V	01	93,000
GRANTOR: NORTH FLORIDA TIMBER						
GRANTEE: WAYNE A MORGAN & AP						
0935/0121	9/10/2001	WD	Q	V		723,600
GRANTOR: HORTON TIMBER CO						
GRANTEE: NORTH FLORIDA TIMBE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=18,17] E76 S31 W76 N31 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,100

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	5700	A	TIMBER 4	0					10.23	AC		1.00	1.00	1.00	227.00	227.00	2,322							
2	9910	M	MKT.VAL.AG	0					10.23	AC		1.00	1.00	1.00	8,500.00	8,500.00	86,955							
3	0200	C	MBL HM	100					4.50	AC		1.00	1.00	1.00	8,500.00	8,500.00	38,250							

REVIEW DATE 06/12/2026 BY JB Total Acres: 14.73 Total Land Value: 40,572 Market: 86,955 Agricultural: 2,322 Common: 38,250 PRINTED 11/17/2026 BY SYS