SW1/4 OF NW1/4 & S1/2 OF SE1/4 O
763-1822, PB 994-2068-2078, 995-

WILSON BESSIE NELL/WILSON RUSSELL JAMES
17087 SW COUNTY ROAD 47
FORT WHITE, FL 32038

**2026**

**28-6S-16-03963-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5200 | CROPLAND CLS2 | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 28616.00 1.00/ | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 330,000 |
| TOTAL MARKET VALUE | 22,200 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 22,200 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 22,200 |
| TOTAL JUST VALUE | 330,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 270,000 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1278/0963 | 7/11/2014 | WD | U | V | 11 | 100 |
| GRANTOR: BESSIE NELL WILSON AS | | | | | | |
| GRANTEE: BESSIE NELL & RUSSE | | | | | | |
| 0763/1822 | 7/16/1992 | QC | Q | V | 01 | 109 |
| GRANTOR: ROY J & BESSIE NELL W | | | | | | |
| GRANTEE: ROY J WILSON TRUSTE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 5200 | A | CROPLAND 2 | 0 | | A-1 | 0.00 | 0.00 | 60.00 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 22,200 | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 60.00 | AC | | 1.00 | 1.00 | 1.00 | 5,500.00 | 5,500.00 | 330,000 | | | | | | | |

REVIEW DATE 05/07/2026 BY MLU Total Acres: 60.00 Total Land Value: 22,200 Market: 330,000 Agricultural: 22,200 Common: 0 PRINTED 05/08/2026 BY SYS