BEG NE COR OF SE1/4 OF NE1/4, S
2920.33 FT, N 1156.78 FT TO S LI
NW1/4, E 263.59 FT, E 520 FT, S

PRICE VINCENT STEVEN/PRICE FAITH ANNETTE
5843 GRAND CANYON DR
ORLANDO, FL 32810

2027

29-6S-17-09802-000

BUILDING CHARACTERISTICS

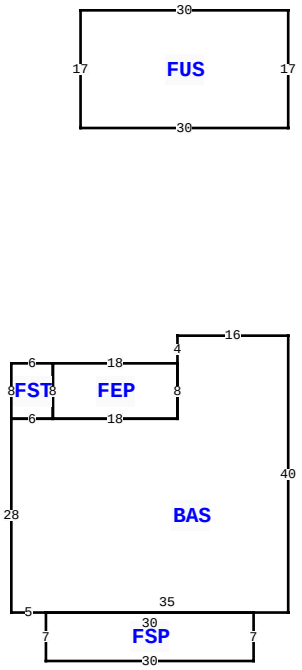
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	29617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,312	100		1,312	31,852
FEP	144	80		115	2,792
FSP	210	40		84	2,039
FST	48	55		26	631
FUS	510	100		510	12,382
TOTALS	2,224			2,047	49,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,047	33.9570	37.35	76,455	1910	1910	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1822 HX Base Yr



2110 SW CARL WILSON RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0021	BARN,FR AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	470	
2	0021	BARN,FR AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	310	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	220	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	49,696
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	230,940
TOTAL MARKET VALUE	67,218
SOH/AGL Deduction	0
ASSESSED VALUE	67,218
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	67,218
TOTAL JUST VALUE	281,636
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	282,541

LAND:1:1: JOINS 09801-000 & 09812-000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1504/89	11/30/2023	LE	U	I	14	100
GRANTOR: PRICE VINCENT STEVEN						
GRANTEE: MILLER BRITTANY MAR						
1474/1860	9/02/2022	WD	U	I	11	100
GRANTOR: WILSON RICHARD						
GRANTEE: PRICE VINCENT STEVE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S4 FEP= W18 S8 E18N8$ S8 W18 FST= N8 W6 S8 E6$ W6 S28 E5 FSP= S7 E30 N7 W30$ E35 N40$ PTR=N30 FUS= N17 W30 S17 E30$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	13.47	AC		1.00	1.00	1.00	280.00	280.00	3,772							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	24.02	AC		1.00	1.00	1.00	281.00	281.00	6,750							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	37.49	AC		1.00	1.00	1.00	6,000.00	6,000.00	224,940							

REVIEW DATE 10/17/2017 BY DF Total Acres: 38.49 Total Land Value: 16,522 Market: 224,940 Agricultural: 10,522 Common: 6,000 PRINTED 11/17/2026 BY SYS