COMM NW COR OF SW1/4 OF NE1/4,
RUN E 520 FT FOR POB, RUN S
115 FT, E 240 FT, N 115 FT, W

WILSON FRANCES N
2098 SW CARL WILSON RD
FORT WHITE, FL 32038

2027

29-6S-17-09804-000

BUILDING CHARACTERISTICS

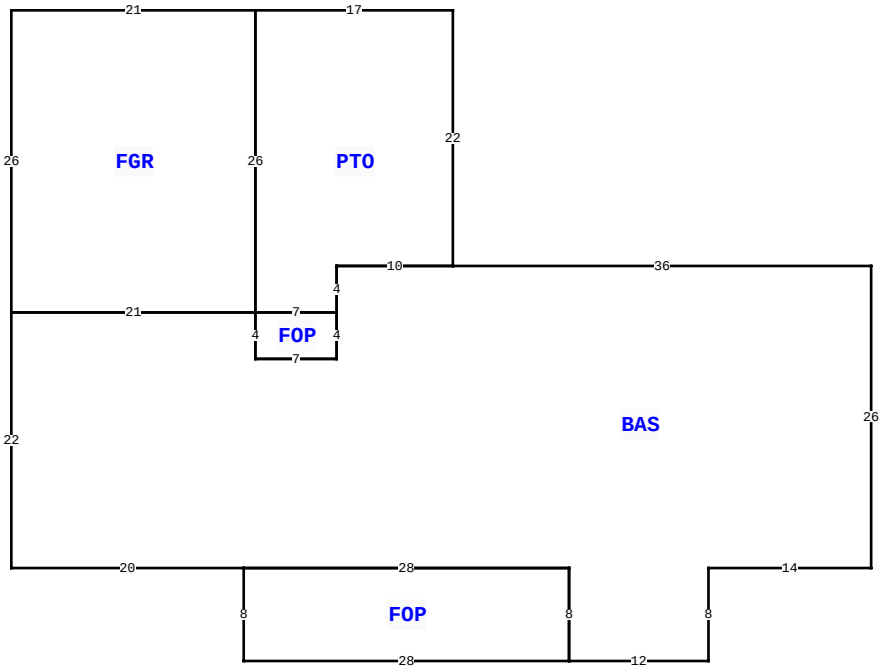
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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	29617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,880	100		1,880	144,392
FGR	546	55		300	23,041
FOP	28	30		8	614
FOP	224	30		67	5,146
PTO	402	5		20	1,536
TOTALS	3,080			2,275	174,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,275	107.4150	118.16	268,814	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1880 HX Base Yr



2098 SW CARL WILSON RD, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1991	1991	3	40	14,336	
3	0294	SHED WOOD/	0	100	12	12	144.00	UT	7.50	7.50	100	2017	2017	3	100	1,080	
4	0040	BARN,POLE	0	100	28	72	2,016.00	UT	2.50	2.50	75	2013	2013	3	75	3,780	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		174,729
TOTAL MARKET OB/XF VALUE		20,396
TOTAL LAND VALUE - MARKET		443,465
TOTAL MARKET VALUE		222,977
SOH/AGL Deduction		106,805
ASSESSED VALUE		116,172
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		59,761
TOTAL JUST VALUE		638,590
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		641,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31370	MAINT/ALTR	40	08/21/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1422/2659	10/27/2020	LE	U	I	14	100
GRANTOR: FRANCES N WILSON (LIF						
GRANTEE: MERRY LYNN MEANS (R						
1144/1698	2/29/2008	WD	Q	I	01	100
GRANTOR: CARL L WILSON						
GRANTEE: CARL L & FRANCES N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 PTO= N22 W17 S26 E7 N4 E10$ W10 S4 FOP= W7 S4E7 N4$ S4 W7 N4 FGR= N26 W21 S26 E21$W21 S22 E20 FOP= S8 E28 N8 W28$ E28 S8 E12 N8 E14 N26$.

LAND DESCRIPTION

TOTAL OB/XF 20,396

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	55.38	AC		1.00	1.00	1.00	281.00	281.00	15,562							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	24.25	AC		1.00	1.00	1.00	280.00	280.00	6,790							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	79.63	AC		1.00	1.00	1.00	5,500.00	5,500.00	437,965							

REVIEW DATE 10/17/2017 BY DF Total Acres: 80.63 Total Land Value: 27,852 Market: 437,965 Agricultural: 22,352 Common: 5,500 PRINTED 11/17/2026 BY SYS