

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

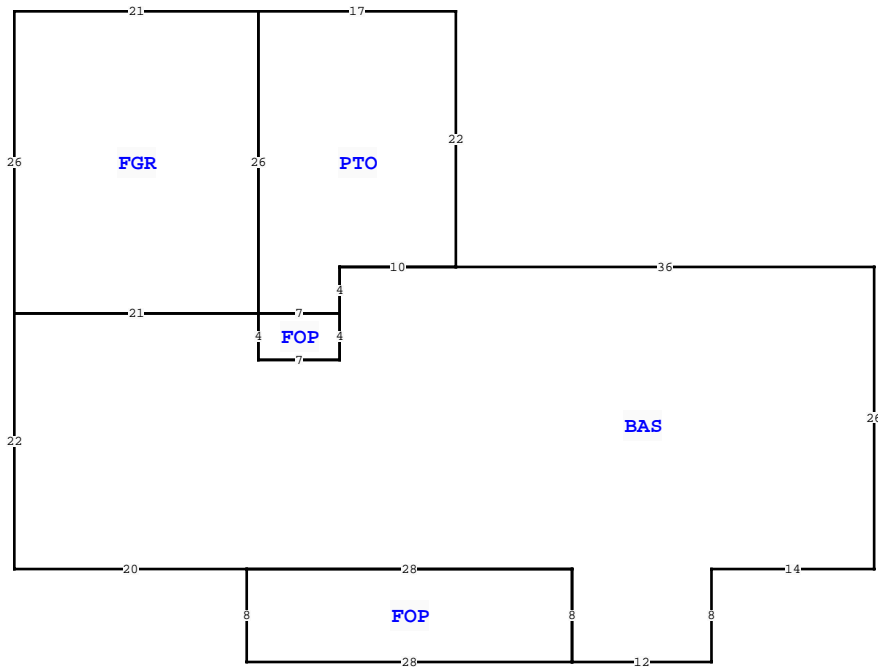
WILSON FRANCES N
 2098 SW CARL WILSON RD
 FORT WHITE, FL 32038

2026

29-6S-17-09804-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
BAS	1,880	100	
FGR	546	55	
FOP	28	30	
FOP	224	30	
PTO	402	5	
TOTALS	3,080		

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	120.30	273,682	1960	1960		0	0	35.00	65.00	
1 SINGLE FAM 100% - 0 Heated Area: 1880 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			177,893
TOTAL MARKET OB/XF VALUE			20,396
TOTAL LAND VALUE - MARKET			443,465
TOTAL MARKET VALUE			226,141
SOH/AGL Deduction			112,702
ASSESSED VALUE			113,439
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			57,028
TOTAL JUST VALUE			641,754
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			561,124

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

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

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\$.	

EXTRA FEATURES																
L N	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	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	100	32	512.00	UT	70.00	70.00	100	1991	1991	3	40	14,336	
3	0294	SHED WOOD/	0	100	12	144.00	UT	7.50	7.50	100	2017	2017	3	100	1,080	
4	0040	BARN, POLE	0	100	28	2,016.00	UT	2.50	2.50	75	2013	2013	3	75	3,780	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							