LOT 1 FRY ACRES S/D.

ORB 715-786, 775-949, 812-2157

COUCH JOHN M/COUCH LAJUAN T
2869 SW WILSON SPRINGS RD
FT WHITE, FL 32038

2027

31-6S-16-04009-101

BUILDING CHARACTERISTICS

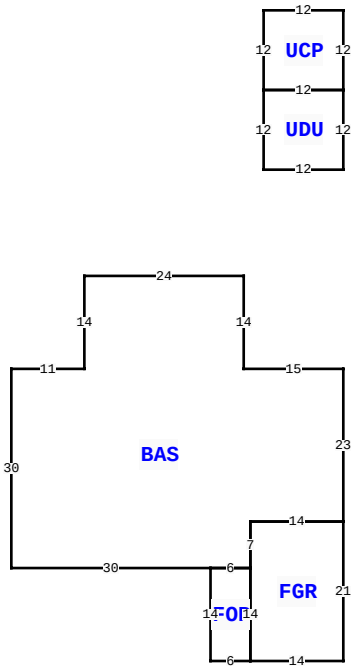
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	31616.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,738	100		1,738	166,857
FGR	294	55		162	15,553
FOP	84	30		25	2,400
UCP	144	20		29	2,784
UDU	144	55		79	7,584
TOTALS	2,404			2,033	195,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,033	134.2737	147.70	300,274	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 1738 HX Base Yr 1996



2869 SW WILSON SPRINGS RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2026 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	0166	CONC,PAVMT	0	100	0	0	798.00	UT	1.50	1.50	100	1993	1993	3	100	1,197	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		195,178
TOTAL MARKET OB/XF VALUE		1,197
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		220,375
SOH/AGL Deduction		77,157
ASSESSED VALUE		143,218
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		41,807
TOTAL JUST VALUE		220,375
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,930

SALE:2:1: LOT 1 FRY ACRES

SALE:1:1: LOT 1 FRY ACRES

BLDG:1:1: OVER CHARGED IN 1991 REMOVE IN 1993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7151	ADDN SFR	7,000	05/12/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1302/2312	10/19/2015	LE	U	I	14	100
GRANTOR: JOHN M & LAJUAN T COU						
GRANTEE: BRYAN ANDREW COUCH						
0812/2157	10/19/1995	WD	Q	I		87,500
GRANTOR: MAE LYNN TRUSTEE						
GRANTEE: JOHN M & LAJUAN COU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 N14 W24 S14 W11 S30 E30 FOP= S14 E6 N14 W6$ E6 FGR= S14 E14 N21 W14 S7$ N7 E14 N23$ PTR= N30 UDU= N12 UCP= N12 W12 S12 E12$ W12 S12E12$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 1,197

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	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 06/22/2026 BY AJ Total Acres: 2.10 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS