LOT 2 FRY ACRES S/D.

785-445, 854-1824 1825, 868-1127

LUND JOYCE MARIE/MARCOTTE LEONARD A
2833 SW WILSON SPRINGS ROAD
FORT WHITE, FL 32038

**2027**

**31-6S-16-04009-102**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 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

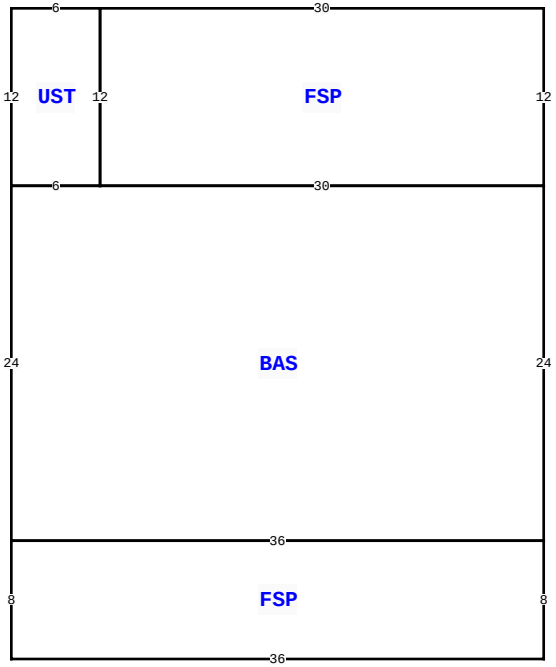
NEIGHBORHOOD/LOC 31616.020 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 864 | 100 | | 864 | 93,896 |
| FSP | 288 | 40 | | 115 | 12,498 |
| FSP | 360 | 40 | | 144 | 15,650 |
| UST | 72 | 45 | | 32 | 3,478 |
| TOTALS | 1,584 | | | 1,155 | 125,520 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,155 | 131.7228 | 144.90 | 167,360 | 2000 | 2000 | 0 | 0 | 0 | 25.00 | 75.00 |

2 SINGLE FAM 50% - 2017 Heated Area: 864 HX Base Yr 2017




2833 SW WILSON SPRINGS RD, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | 11/16/1998 MO | LGL DATE | 04/07/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 125,520 |
| TOTAL MARKET OB/XF VALUE | | 4,700 |
| TOTAL LAND VALUE - MARKET | | 24,000 |
| TOTAL MARKET VALUE | | 154,220 |
| SOH/AGL Deduction | | 25,590 |
| ASSESSED VALUE | | 128,630 |
| TOTAL EXEMPTION VALUE | HA HAB SX | 56,016 |
| BASE TAXABLE VALUE | | 72,614 |
| TOTAL JUST VALUE | | 154,220 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 156,498 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18237 | ADDN SFR | 105 | 05/03/2001 |
| 15783 | PUMP/UTPOL | 30 | 07/14/1999 |
| 14694 | M H | 125 | 11/12/1998 |
| 13810 | M H | 125 | 03/26/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1311/0555 | 3/09/2016 | WD | Q | I | 01 | 95,000 |
| GRANTOR: BUFORD SUTTON | | | | | | |
| GRANTEE: LEONARD A & JOYCE M | | | | | | |
| 1015/2122 | 5/18/2004 | WD | Q | I | | 81,000 |
| GRANTOR: CHARLES & DOMINQUE HA | | | | | | |
| GRANTEE: BUFORD SUTTON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP= N12 W30 S12 E30$ BAS= W30 UST= N12 W6 S12 E6$ W6 S24
FSP= S8 E36 N8 W36$ E36 N24$.

## 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 | 0180 | FPLC 1STRY | 0 | 50 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2000 | 2000 | 3 | 100 | 2,000 | |
| 2 | 0040 | BARN,POLE | 0 | 50 | 12 | 36 | 1.00 | UT | 0.00 | 0.00 | 100 | 2000 | 2000 | 3 | 100 | 2,000 | |
| 3 | 0169 | FENCE/WOOD | 0 | 50 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 300 | |
| 4 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 400.00 | 400.00 | 100 | 2026 | 2025 | | 100 | 400 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,700

| 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 | 50 | | 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: 2.11 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS