LOT 10 FRY ACRES S/D.

841-011, 844-1199, 885-290,940-2

BON PATRICK BRIAN/YOUNG RAIVEN KIMBERLY
2491 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2027

31-6S-16-04009-110

BUILDING CHARACTERISTICS

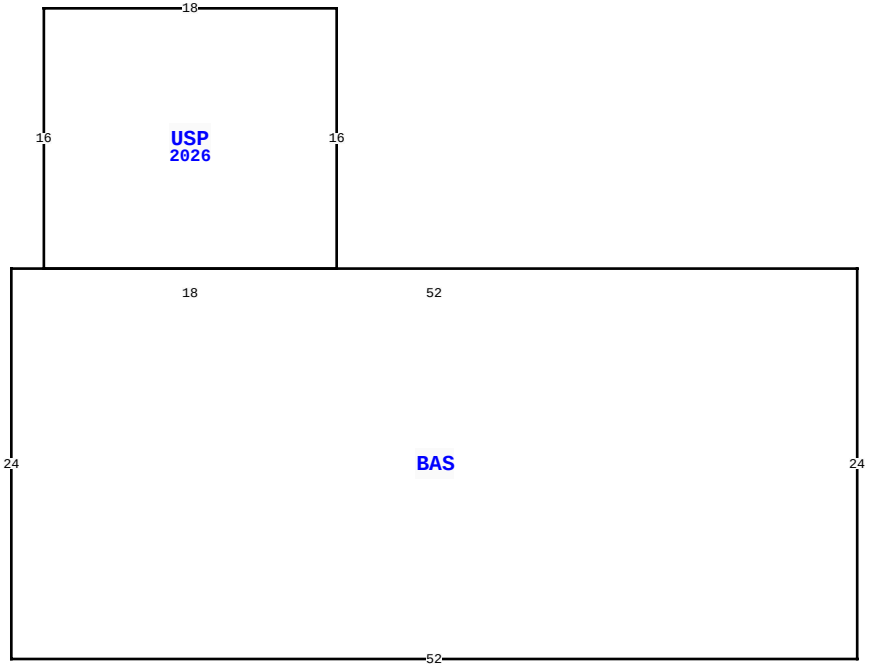
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,248	100		1,248	65,346
USP	288	35	2026	101	5,288
TOTALS	1,536			1,349	70,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,349	119.0000	95.20	128,425	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 100% - 2026 Heated Area: 1248 HX Base Yr 2026



2491 SW WILSON SPRINGS RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		70,634
TOTAL MARKET OB/XF VALUE		7,300
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		101,934
SOH/AGL Deduction		0
ASSESSED VALUE		101,934
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		50,523
TOTAL JUST VALUE		101,934
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19315	M H	125	03/12/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/2384	4/11/2025	WD	Q	I	01	160,000
GRANTOR: GARLIND INVESTMENTS L						
GRANTEE: BON PATRICK BRIAN						
1292/2062	4/10/2015	WD	Q	I	01	38,000
GRANTOR: THOMAS F JR & KAREN M						
GRANTEE: GARLIND INVESTMENTS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W52 S24 E52 N24 $
USP=[YR=2026;ORIG=-50,0] N16 E18 S16 W18 $
.

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	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,300

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	0200	C	MBL HM	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: 2.11 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS