COMM AT SW COR OF SEC, N 1317.22
E 766.11 FT FOR POB, CONT E 555.
S 639.35 FT, W 532.44 FT, N 370.

PEREZ AWILDA/PEREZ ULYSES
1831 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2027

32-6S-16-04016-006

BUILDING CHARACTERISTICS

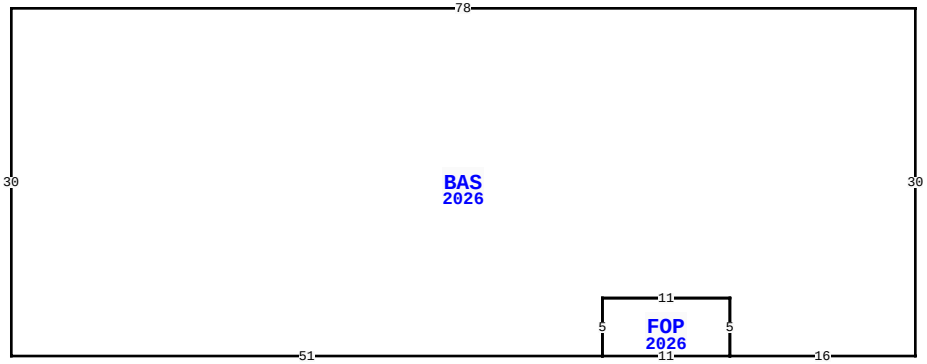
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0201	MODULAR HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	32616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,285	100	2026	2,285	247,622
FOP	55	35	2026	19	2,059
TOTALS	2,340			2,304	249,680

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0211	02	2,304	114.0000	110.58	254,776	2025	2025	0	0	0	2.00	98.00

1 MODULAR 2 0% - 2026 Heated Area: 2285 HX Base Yr



1831 SW WILSON SPRINGS RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	5,800.00	5,800.00	100	2026	2025		100	5,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	249,680
TOTAL MARKET OB/XF VALUE	12,800
TOTAL LAND VALUE - MARKET	96,000
TOTAL MARKET VALUE	358,480
SOH/AGL Deduction	21,567
ASSESSED VALUE	336,913
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	336,913
TOTAL JUST VALUE	358,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	358,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051837	Modular Building	363,902	12/16/2024
000051282	Right-of-Way Acce		10/28/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/1119	12/30/2025	WD	U	I	11	100
GRANTOR: PEREZ AWILDA						
GRANTEE: PEREZ AWILDA						
1461/2253	3/09/2022	WD	U	V	11	100
GRANTOR: PEREZ AWILDA						
GRANTEE: PEREZ AWILDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=1,-11] W78 S30 E51 N5 E11 S5 E16 N30 $
FOP=[YR=2026;ORIG=-26,14] E11 S5 W11 N5 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,800

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	0			0.00	0.00	8.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	96,000							

REVIEW DATE 06/17/2026 BY AJ Total Acres: 8.00 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000 PRINTED 11/17/2026 BY SYS