

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

2026

32-6S-16-04016-006



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	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
BAS	2,285	100	2026
FOP	55	35	2026
TOTALS	2,340		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MODULAR	2	0%	- 2026	Heated Area: 2285		HX Base Yr						
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;"> <p style="text-align: center;">78</p> <p style="text-align: center;">30</p> <p style="text-align: center;">BAS 2026</p> <p style="text-align: center;">11</p> <p style="text-align: center;">5</p> <p style="text-align: center;">FOP 2026</p> <p style="text-align: center;">11</p> <p style="text-align: center;">5</p> <p style="text-align: center;">16</p> <p style="text-align: center;">51</p> </div>													
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE	05/06/2026	MLU			

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
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			52,195	
ASSESSED VALUE			306,285	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			306,285	
TOTAL JUST VALUE			358,480	
NCON VALUE			262,480	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			76,000	

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						

EXTRA FEATURES		1831 SW WILSON SPRINGS RD, FORT WHITE														
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	9945	Well/Sept	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	1.00	UT	5,800.00	5,800.00	100	2026	2025		100	5,800	

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									
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	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									