E1/2 OF E1/2 OF SW1/4 OF SE1/4 (EX 1 AC DESC IN ORB 804-1599.

GREENWALD DALE DUKE/GREENWALD MEGAN ASHLEIGH
1293 SW WILSON SPREINGS RD
FORT WHITE, FL 32038

2027

32-6S-16-04018-007

BUILDING CHARACTERISTICS

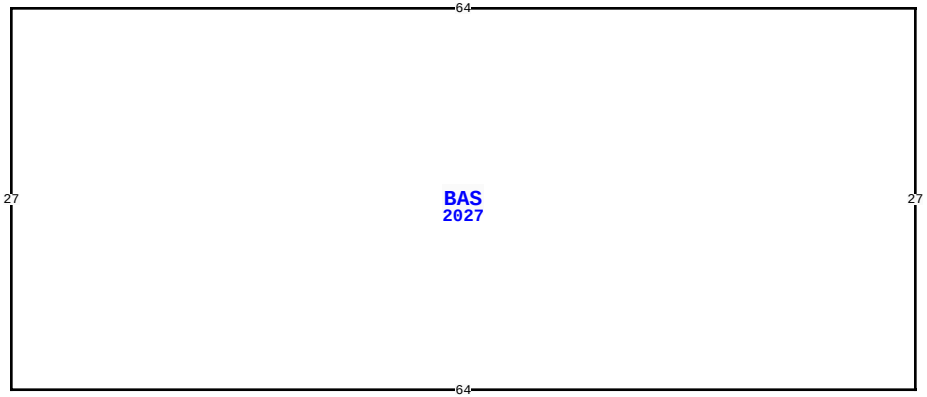
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	32616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	2027	1,728	190,207
TOTALS	1,728			1,728	190,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,728	117.0000	112.32	194,089	2026	2026	0	0	0	2.00	98.00

1 MANUF 2 0% - 2027 Heated Area: 1728 HX Base Yr



1293 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	2027	2026		100	7,000	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2027	2026		100	1,200	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	600.00	600.00	100	2027	2026		100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	190,207
TOTAL MARKET OB/XF VALUE	8,800
TOTAL LAND VALUE - MARKET	99,330
TOTAL MARKET VALUE	298,337
SOH/AGL Deduction	0
ASSESSED VALUE	298,337
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	298,337
TOTAL JUST VALUE	298,337
NCON VALUE	199,007
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054731	Mobile Home		12/29/2025
000054603	Right-of-Way Acce		12/02/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1552/360	10/20/2025	WD	Q	V	01	112,000

GRANTOR: FABRY TODD

GRANTEE: GREENWALD DALE DUKE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=19,7] E64 S27 W64 N27 $

.

LAND DESCRIPTION

TOTAL OB/XF 8,800

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					9.03	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,330							

REVIEW DATE 06/17/2026 BY AJ Total Acres: 9.03 Total Land Value: 99,330 Market: 0 Agricultural: 0 Common: 99,330 PRINTED 11/17/2026 BY SYS