THAT PORTION OF OF E1/2 OF SE1/4
SOUTH OF AND NORTH OF DORSETT RD
FULLY DESC ORB 952-845.

ROBINSON LUCY M
1191 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

# 2027

32-6S-16-04019-004

## BUILDING CHARACTERISTICS

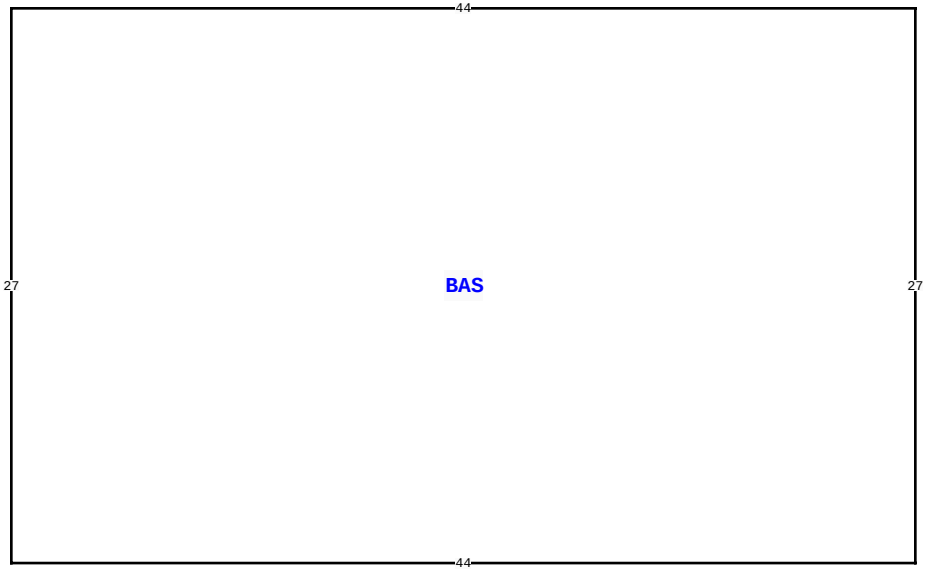
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 32616.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,188 | 100 | | 1,188 | 70,430 |
| TOTALS | 1,188 | | | 1,188 | 70,430 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,188 | 115.9000 | 107.79 | 128,055 | 2003 | 2002 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2003 Heated Area: 1188 HX Base Yr 2003




1191 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 | 0285 | SALVAGE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 500 | |
| 2 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 3 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 650.00 | 650.00 | 100 | 2026 | 2025 | | 100 | 650 | |
| 4 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 1,300.00 | 1,300.00 | 100 | 2026 | 2025 | | 100 | 1,300 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 70,430 |
| TOTAL MARKET OB/XF VALUE | | 9,450 |
| TOTAL LAND VALUE - MARKET | | 97,560 |
| TOTAL MARKET VALUE | | 177,440 |
| SOH/AGL Deduction | | 95,964 |
| ASSESSED VALUE | | 81,476 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 30,065 |
| TOTAL JUST VALUE | | 177,440 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 178,198 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20099 | M H | 125 | 11/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0965/0208 | 9/17/2002 | WD | Q | V | 01 | 100 |
| GRANTOR: LUCY ROBINSON ETAL | | | | | | |
| GRANTEE: LUCY ROBINSON | | | | | | |
| 0952/0824 | 4/18/2002 | WD | Q | V | 01 | 100 |
| GRANTOR: ESTATE OF H ROBINSON | | | | | | |
| GRANTEE: LUCY ROBINSON ETAL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W44 S27 E44 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 9,450

| 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 | 8.13 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 97,560 | | | | | | | |

REVIEW DATE 06/17/2026 BY AJ Total Acres: 8.13 Total Land Value: 97,560 Market: 0 Agricultural: 0 Common: 97,560 PRINTED 11/17/2026 BY SYS