COM SW COR OF SEC RUN N 433.99 F
WILSON SPRINGS RD FOR POB, RUN N
1531.62 FT. N 329.05 FT TO A POI

MATTHEWS CHARLES T
683 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2027

33-6S-16-04045-003

BUILDING CHARACTERISTICS

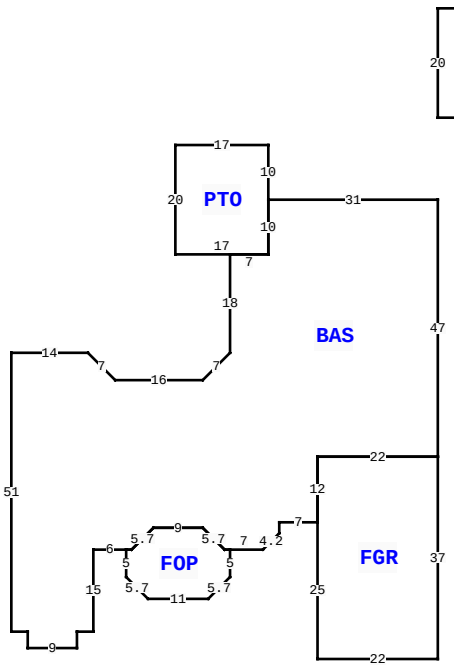
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,484	100		3,484	402,763
FBM	340	80		272	31,444
FGR	814	55		448	51,790
FOP	207	30		62	7,168
PTO	340	5		17	1,965
TOTALS	5,185			4,283	495,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,283	126.7596	152.11	651,487	2001	2001	0	0	0	24.00	76.00

1 EXCEPT SFR 100% - 2002 Heated Area: 3824 HX Base Yr 2002



360 SW PLYMOUTH AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,016.00	UT	1.50	1.50	100	2001	2001	3	100	1,524	
3	0011	BARN,BLK A	0	100	0	0	1.00	UT	0.00	0.00	100	1991	1991	3	100	5,000	
4	0030	BARN,MT	0	0	40	70	2,800.00	UT	12.00	12.00	100	2006	2006	3	100	33,600	
5	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	3,000	
6	0040	BARN,POLE	0	100	24	24	576.00	UT	2.50	2.50	100	2015	2015	3	100	1,440	
7	0040	BARN,POLE	0	100	24	48	1,152.00	UT	2.50	2.50	100	2015	2015	3	100	2,880	
8	0252	LEAN-TO W/	0	100	14	40	560.00	UT	1.50	1.50	100	2015	2015	3	100	840	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		495,130
TOTAL MARKET OB/XF VALUE		49,484
TOTAL LAND VALUE - MARKET		289,520
TOTAL MARKET VALUE		564,573
SOH/AGL Deduction		103,645
ASSESSED VALUE		460,928
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		359,517
TOTAL JUST VALUE		834,134
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		834,134

SALE:2:3: 6.70 AC OUT & PUT IT INTO A TRUST.

SALE:2:2: IN THE DIVORCE SETTLEMENT. HE SPLIT THI

SALE:2:1: THE HUSBAND IS AWARDED THE FORT WHITE FA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15223	SFR	515	03/16/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/465	1/14/2025	LE	U	I	14	100
GRANTOR: MATTHEWS CHARLES T						
GRANTEE: MATTHEWS CHARLES T						
1532/460	1/14/2025	TR	U	I	11	100
GRANTOR: MATTHEWS CHARLES T RE						
GRANTEE: MATTHEWS CHARLES T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 PTO= N10 W17 S20 E17 N10$ S10 W7 S18 D5 L5 W16 L5 U5 W14 S51 E3 S3 E9 N3 E3 N15 E6 FOP= S5 D4 R4 E11 R4 U4 N5 W1 U4 L4 W9 L4 D4 W1$ E1 U4 R4 E9 R4 D4 E7 U3 R3 N2 E7 FGR= S25 E22 N37 W22 S12$ N12 E22 N47$ PTR= N15 FBM= E17 N20 W17 S20$ S15$.

LAND DESCRIPTION

TOTAL OB/XF 49,484

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	51.64	AC		1.00	1.00	1.00	280.00	280.00	14,459							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	51.64	AC		1.00	1.00	1.00	5,500.00	5,500.00	284,020							

REVIEW DATE 06/15/2015 BY DF Total Acres: 52.64 Total Land Value: 19,959 Market: 284,020 Agricultural: 14,459 Common: 5,500 PRINTED 11/17/2026 BY SYS