LOT 4 BLOCK WEST COLUMBIA EAST-W
EX THE WEST 190 FT OF LOT 4 AS D
1189-386, & EX .02 AC FOR CO RD

HARPER TOMMY L
3942 SW OLD WIRE RD
FORT WHITE, FL 32038

2026

35-5S-16-03755-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

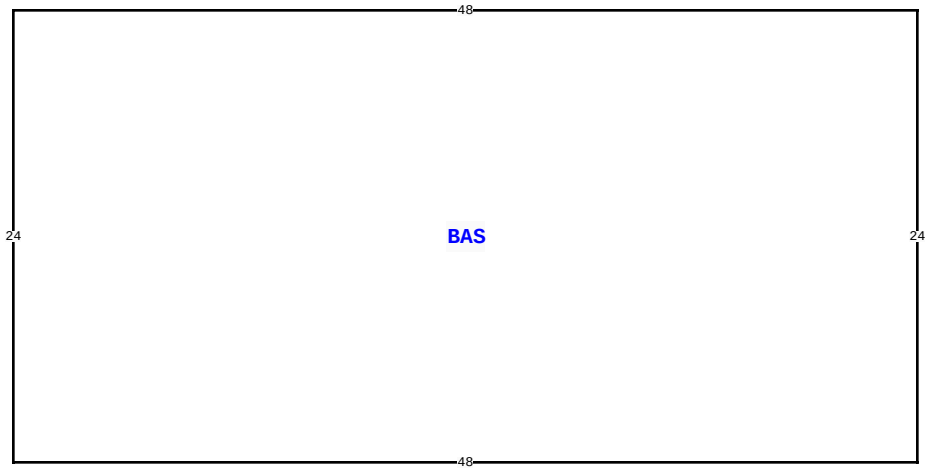
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	66,395
TOTALS	1,152			1,152	66,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,152	109.1550	104.79	120,718	1997	1997	0	0	0	45.00	55.00

2 MANUF 1 100% - 1997 Heated Area: 1152 HX Base Yr 1997



3942 SW OLD WIRE RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		66,395
TOTAL MARKET OB/XF VALUE		7,600
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		103,995
SOH/AGL Deduction		64,352
ASSESSED VALUE		39,643
TOTAL EXEMPTION VALUE	HX HB SX	39,643
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		103,995
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,614

BLDG:1:1: LIBERTY MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20068	M H	125	10/22/2002
10760	M H	125	02/15/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1189/0386	2/12/2010	QC	U	V	11	100
GRANTOR: TOMMY L HARPER						
GRANTEE: TOMMY L HARPER						
1079/0875	2/21/2006	QC	Q	V	01	100
GRANTOR: ELLEN A HARPER						
GRANTEE: TOMMY L HARPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E48 N24$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,600

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	0.75	LT		1.00	1.00	1.00	40,000.00	40,000.00	30,000							

REVIEW DATE 04/10/2026 BY KS Total Acres: 2.98 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 05/11/2026 BY SYS