LOT 7 BLOCK WEST COLUMBIA EAST-W
812-260, 873-2728, WD 928-2608,

HILLHOUSE LEE DAVID/HILLHOUSE KRYSTAL DIANE
4062 SW OLD WIRE RD
FORT WHITE, FL 32038

2027

35-5S-16-03755-010

BUILDING CHARACTERISTICS

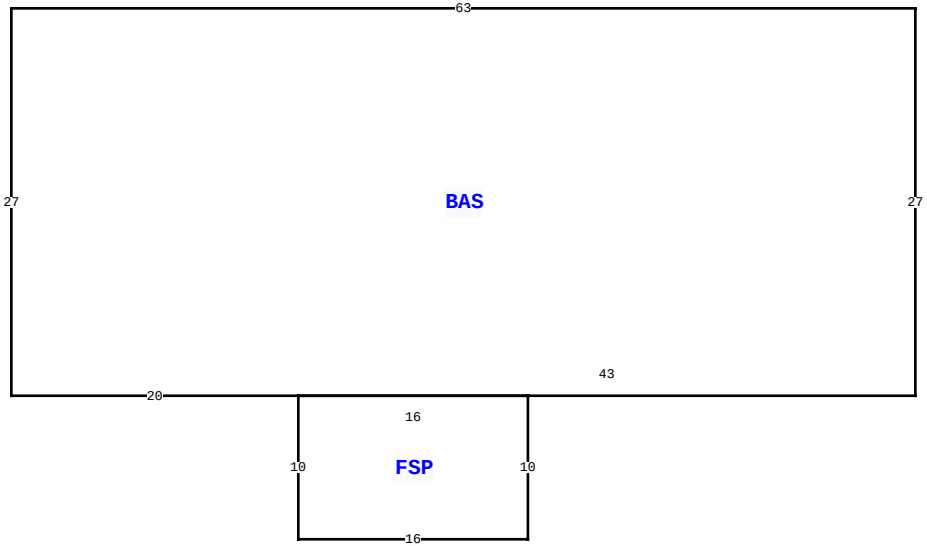
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	35516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,701	100		1,701	102,583
FSP	160	40		64	3,860
TOTALS	1,861			1,765	106,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,765	117.9000	109.65	193,532	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 100% - 2019 Heated Area: 1701 HX Base Yr 2019



4062 SW OLD WIRE RD, 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	75	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	106,443
TOTAL MARKET OB/XF VALUE	8,675
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	155,118
SOH/AGL Deduction	82,241
ASSESSED VALUE	72,877
TOTAL EXEMPTION VALUE	HX HB VX 13 72,877
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	155,118
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18475	M H	125	07/03/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1374/2780	12/21/2018	WD	U	I	11	0
GRANTOR: RONDA K HALL						
GRANTEE: LEE DAVID & KRYSTAL						
1357/2626	3/23/2018	WD	Q	I	01	69,000
GRANTOR: RONDA K HALL						
GRANTEE: LEE DAVID & JRYSTAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W63 S27 E20 FSP= S10 E16 N10 W16$ E43 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,675

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	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 04/10/2026 BY KS Total Acres: 4.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS