LOT 9 BLOCK WEST COLUMBIA EAST-W
812-745, 982-97, 1049-1542.

CARVER ALAN J/CARVER SINDY L
4072 SW OLD WIRE RD
FORT WHITE, FL 32038

2027

35-5S-16-03755-012

BUILDING CHARACTERISTICS

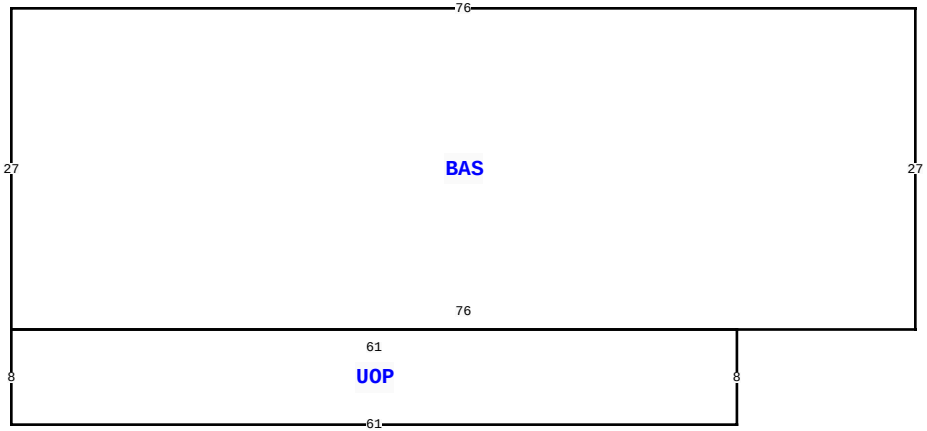
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Stories	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	2,052	100		2,052	123,751
UOP	488	25		122	7,357
TOTALS	2,540			2,174	131,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,174	117.9000	109.65	238,379	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2004 Heated Area: 2052 HX Base Yr 2004



4072 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	2003	2003	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	
7	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		131,108
TOTAL MARKET OB/XF VALUE		10,900
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		182,008
SOH/AGL Deduction		88,668
ASSESSED VALUE		93,340
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		41,929
TOTAL JUST VALUE		182,008
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20651	M H	125	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0982/0097	4/25/2003	WD	U	V	08	13,000
GRANTOR: ROBERT VALLES & NANCY						
GRANTEE: ALAN J & SINDY L CA						
0812/0745	6/19/1995	WD	U	V	12	9,000
GRANTOR: FLORIDA WOODLAND CONS						
GRANTEE: ROBERT VALLES & NAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S27 UOP= S8 E61 N8 W61$ E76 N27$.

LAND DESCRIPTION

TOTAL OB/XF 10,900

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