

LOT 1 COLUMBIA SOUTH S/D.
748-985, 785-1305, QC 1253-2082,

SPEARS RONNIE L/SPEARS PATRICIA L
4860 SW OLD WIRE RD
FT WHITE, FL 32038

2026

35-5S-16-03755-101
[Barcode]

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35516.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,280	100	
TOTALS	2,280		232,045

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	0%	- 2022								
					Heated Area: 2280							
						HX Base Yr						
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; border-bottom: 1px solid black;">76</div> <div style="position: absolute; bottom: 0; left: 0; right: 0; border-top: 1px solid black;">76</div> <div style="position: absolute; left: 0; top: 0; bottom: 0; border-right: 1px solid black;">30</div> <div style="position: absolute; right: 0; top: 0; bottom: 0; border-left: 1px solid black;">30</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;">BAS</div> </div>												
4860 SW OLD WIRE RD, FORT WHITE												
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/07/2026 MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		232,045	
TOTAL MARKET OB/XF VALUE		20,300	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		292,345	
SOH/AGL Deduction		15,700	
ASSESSED VALUE		276,645	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		276,645	
TOTAL JUST VALUE		292,345	
NCON VALUE		600	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		275,905	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38423	M H	479	07/31/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1446/783	8/27/2021	WD	Q	I	01	235,000
GRANTOR: BOWEN JERRY ALLEN						
GRANTEE: SPEARS RONNIE L						
1379/1403	2/21/2019	WD	Q	V	05	52,000
GRANTOR: MARY LEVEROCK						
GRANTEE: JERRY ALLEN & STACE						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S30 E76 N30\$.	

L N	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	0	0	1.00	UT	1,200.00	1,200.00	100	2019	2019	3	100	1,200	
2	0030	BARN, MT	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	8,500	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0251	LEAN TO W/	0	0	0	1.00	UT	0.00	1,000.00	100	2022	2021		100	1,000	
5	0262	PRCH, FOP	0	0	0	1.00	UT	0.00	2,000.00	100	2022	2021		100	2,000	
6	0081	DECKING WI	0	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	
TOTAL OB/XF 20,300																

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							