LOT 2 COLUMBIA SOUTH S/D.
700-183, WD 1379-1403, WD 1379-1

MONTGOMERY MICHELLE
4858 SW OLD WIRE RD
FORT WHITE, FL 32038

2027

35-5S-16-03755-102

BUILDING CHARACTERISTICS

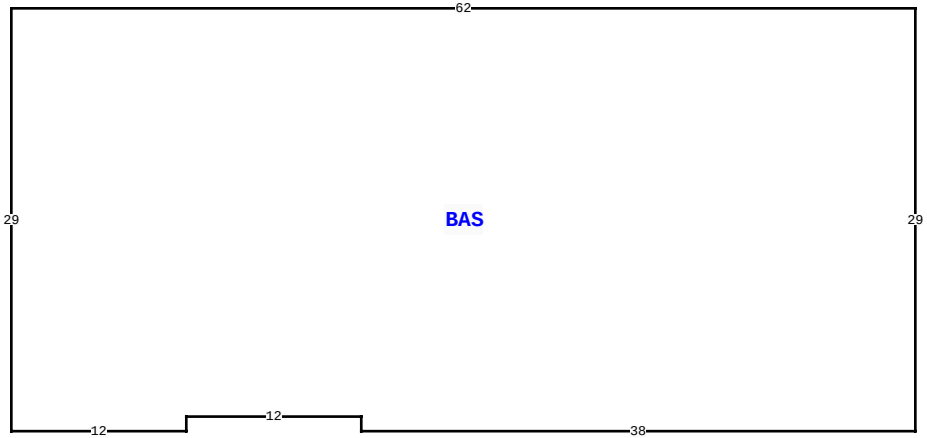
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,786	100		1,786	180,190
TOTALS	1,786			1,786	180,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,786	114.5000	113.36	202,461	2019	2019	0	0	0	11.00	89.00

1 MANUF 3 100% - 2021 Heated Area: 1786 HX Base Yr 2021



4858 SW OLD WIRE RD, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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	2019	2019	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		180,190
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		228,390
SOH/AGL Deduction		76,552
ASSESSED VALUE		151,838
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		100,427
TOTAL JUST VALUE		228,390
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38184	M H	513	06/03/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1407/2315	2/28/2020	WD	Q	I	01	150,000
GRANTOR: STEFANIE LINN SAUNDER						
GRANTEE: MICHELLE MONTGOMERY						
1379/1403	2/21/2019	WD	Q	V	05	52,000
GRANTOR: MARY LEVEROCK						
GRANTEE: STEFANIE LINN SAUND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 S29 E12 N1 E12 S1 E38 N29$.

LAND DESCRIPTION

TOTAL OB/XF 8,200

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