LOT 4 COLUMBIA SOUTH S/D.
748-987, 790-688, WD 993-1212, W

JENKINS BUFFORD EARL
4786 SW OLD WIRE RD
FORT WHITE, FL 32028

2027

35-5S-16-03755-104

BUILDING CHARACTERISTICS

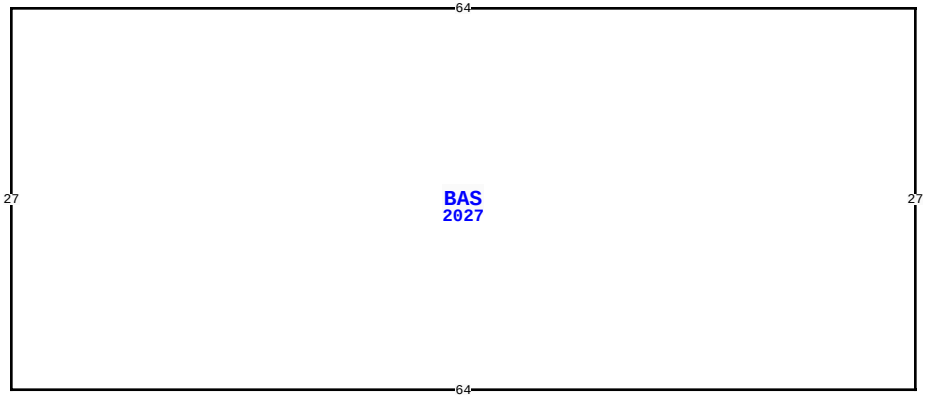
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	01	NONE 100
Stories	1.	1. 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	35516.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	2027	1,728	177,964
TOTALS	1,728			1,728	177,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,728	113.0000	105.09	181,596	2026	2026	0	0	0	2.00	98.00

3 MANUF 1 100% - 2027 Heated Area: 1728 HX Base Yr 2016



4786 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9945	Well/Sept	0	0	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	177,964
TOTAL MARKET OB/XF VALUE	14,400
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	232,364
SOH/AGL Deduction	27,113
ASSESSED VALUE	205,251
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	153,840
TOTAL JUST VALUE	232,364
NCON VALUE	177,964
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055740	Mobile Home		05/27/2026
18049	M H	125	03/12/2001
10238	M H	125	09/25/1995
9153	M H	125	12/09/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1293/1064	4/24/2015	WD	Q	I	01	35,900
GRANTOR: COY & DORA LANGLEY						
GRANTEE: BUFFORD EARL JENKIN						
0994/0429	9/05/2003	WD	Q	V	06	17,000
GRANTOR: RICHARD E LANGLEY SR						
GRANTEE: CORA & DORA LANGLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=12,11] E64 S27 W64 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 14,400

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 07/14/2026 BY Nick Total Acres: 4.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS