LOT 5 COLUMBIA SOUTH S/D.

748-991, 831-1538, WD 1031-2579,

GEORGE DARREN/REYES KELLY
4760 SW OLD WIRE RD
FORT WHITE, FL 32038

2027

35-5S-16-03755-105

BUILDING CHARACTERISTICS

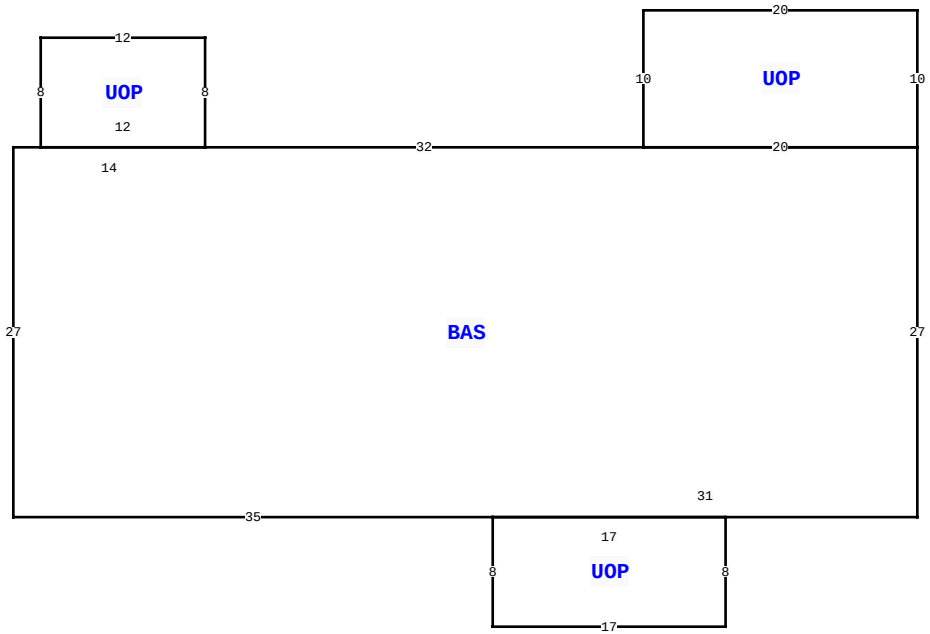
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Stories	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	35516.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	152,786
UOP	96	25		24	2,058
UOP	136	25		34	2,915
UOP	200	25		50	4,287
TOTALS	2,214			1,890	162,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,890	116.7000	108.53	205,122	2006	2015	0	0	0	21.00	79.00

2 MANUF 1 0% - 2026 Heated Area: 1782 HX Base Yr



4760 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	0296	SHED METAL	0	0	18	25	450.00	UT	7.00	7.00	100	2006	2006	3	100	3,150	
2	0251	LEAN TO W/	0	0	12	25	300.00	UT	4.00	4.00	100	2006	2006	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
6	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
7	0031	BARN,MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	6,500	
8	0030	BARN,MT	0	0	12	36	1.00	UT	0.00	0.00	100	2020	2020	3	100	400	
9	0251	LEAN TO W/	0	0	10	36	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,000	
10	0030	BARN,MT	0	0	18	24	1.00	UT	0.00	0.00	100	2020	2020	3	100	4,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	162,046
TOTAL MARKET OB/XF VALUE	25,150
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	227,196
SOH/AGL Deduction	0
ASSESSED VALUE	227,196
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	227,196
TOTAL JUST VALUE	227,196
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,943

BLDG:1:1: MANATEE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24600	M H	348	06/06/2006
10274	M H	125	10/02/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/517	6/17/2025	WD	Q	I	05	395,000
GRANTOR: LAWHON CHARLES						
GRANTEE: GEORGE DARREN						
1235/2044	5/24/2012	WD	U	I	12	82,000
GRANTOR: 21ST MORTGAGE CORP						
GRANTEE: CHARLES & JUDY LAWH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 UOP= N8 W12 S8 E12$ W14 S27 E35 UOP= S8 E17 N8 W17$ E31 N27 UOP= N10 W20 S10 E20$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 24,150

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	0		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

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COLUMBIA COUNTY PROPERTY

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TOTAL JUST VALUE	227,196
NCON VALUE	0
INCOME VALUE	
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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0252	LEAN-TO W/	0	0	12	24	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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

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