LOT 7 COLUMBIA SOUTH S/D.
921-2259, WD 1320-2462, DC 1487-

VARNON STEVEN MICHAEL/VARNON WENDY BARTON
4658 SW OLD WIRE RD
FORT WHITE, FL 32038

2026

35-5S-16-03755-107

COLUMBIA COUNTY PROPERTY

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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

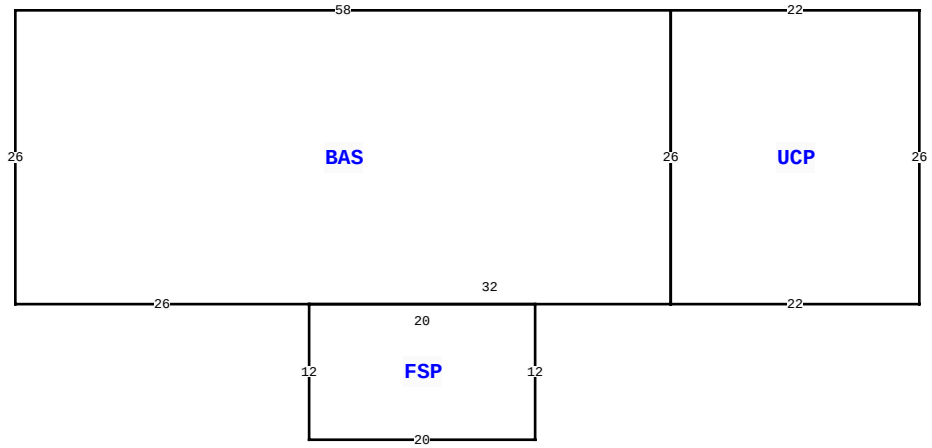
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35516.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100		1,508	136,392
FSP	240	40		96	8,683
UCP	572	20		114	10,311
TOTALS	2,320			1,718	155,386

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,718	114.9000	110.30	189,495	2016	2016	0	0	0	18.00	82.00

1 MANUF 1 100% - 2024 Heated Area: 1508 HX Base Yr 2024



4658 SW OLD WIRE RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		155,386
TOTAL MARKET OB/XF VALUE		3,500
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		198,886
SOH/AGL Deduction		13,750
ASSESSED VALUE		185,136
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		83,725
TOTAL JUST VALUE		198,886
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34554	M H	751	10/14/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1494/1605	7/07/2023	PR	U	I	11	100
GRANTOR: LANE KELLY AS PR FOR						
GRANTEE: VARNON STEVEN MICHA						
1494/1600	7/07/2023	WD	U	I	37	275,000
GRANTOR: LANE KELLY						
GRANTEE: VARNON STEVEN MICHA						

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	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	2,000	
2	0296	SHED METAL	0	100	12	20	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,500	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 S26 E26 FSP= S12 E20 N12 W20$ E32 UCP= E22 N26 W22 S26$ N26$.

LAND DESCRIPTION

TOTAL OB/XF 3,500

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 05/11/2026 BY SYS