

LOT 16 BLOCK D SPRING HILLS S/D.
629-389, 849-960, WD 1159-1901,

WALL JOHN/WALL CHERYL
1760 SW SPRUCE RD
FORT WHITE, FL 32038

2026

36-5S-15-00488-082
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
00	N/A 0				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
03	CENTRAL 100				
04	AIR DUCTED 100				
	3 100				
	2 100				
01	NONE 100				
1.	1. 100				
	0 100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
			02		
		36515.020	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	2025	1,612	134,886
TOTALS	1,612			1,612	134,886

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	2	0%	- 2026								
					Heated Area: 1612			HX Base Yr				
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 52 52 31 31 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;"> <p>BAS 2025</p> </div> </div>												
				BLD DATE		LGL DATE						
				XF DATE		LAND DATE		05/08/2026 MLU				
				INC DATE		AG DATE						

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		134,886
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		165,086
SOH/AGL Deduction		0
ASSESSED VALUE		165,086
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		165,086
TOTAL JUST VALUE		165,086
NCON VALUE		1,200
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050349	Mobile Home		07/14/2024
000050040	Right-of-Way Acce		06/04/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/216	7/01/2025	WD Q	Q	I	01	178,000
GRANTOR: BAKTYS MICHELLE ANN						
GRANTEE: WALL JOHN						
1512/1789	4/16/2024	WD Q	Q	V	01	26,000
GRANTOR: NORRIS MELVA						
GRANTEE: BAKTYS MICHELLE ANN						

EXTRA FEATURES																
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	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	
2	0296	SHED METAL	0	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

TOTAL OB/XF												
8,200												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2025;ORIG=19,14] E52 S31 W52 N31 \$												

LAND DESCRIPTION																								
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	163.00	276.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							