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

2027

36-5S-15-00488-082

BUILDING CHARACTERISTICS

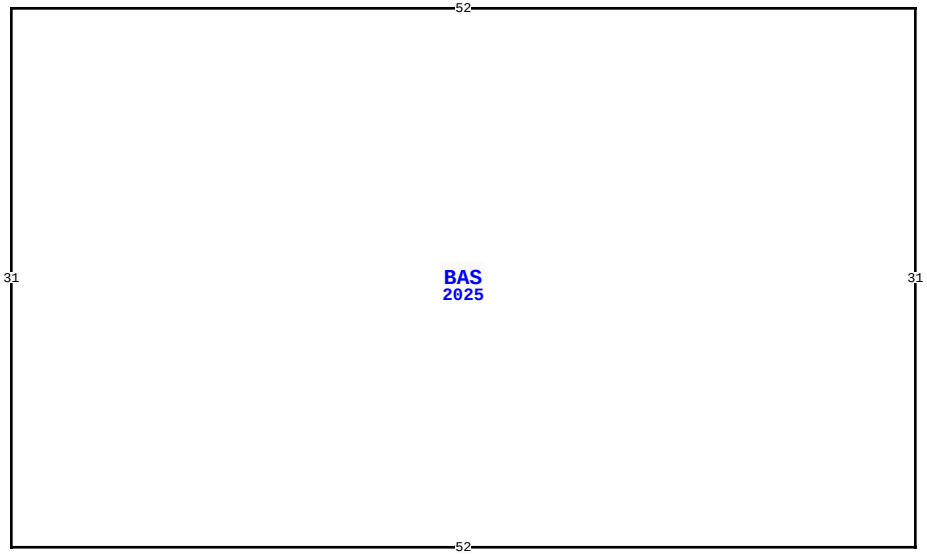
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	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	133,489
TOTALS	1,612			1,612	133,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,612	113.5000	108.96	175,644	2014	2014	0	0	0	24.00	76.00

1 MANUF 2 0% - 2026 Heated Area: 1612 HX Base Yr



1760 SW SPRUCE RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	9945	Well/Sept	0	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	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	133,489
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	163,689
SOH/AGL Deduction	0
ASSESSED VALUE	163,689
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	163,689
TOTAL JUST VALUE	163,689
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	165,086

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	I	01	178,000
GRANTOR: BAKTYS MICHELLE ANN						
GRANTEE: WALL JOHN						
1512/1789	4/16/2024	WD	Q	V	01	26,000
GRANTOR: NORRIS MELVA						
GRANTEE: BAKTYS MICHELLE ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=19,14] E52 S31 W52 N31 $
.

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	0		A-1	163.00	276.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 09/10/2025 BY TP Total Acres: 1.03 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS