COMM NW COR, RUN E 35.01 FOR POB
728.64 FT, S 239.79 FT, W 728.64
FT TO POB. AKA LOT 1 LONG ARM ES

WYATT JAMES L JR/WYATT SUSAN B
27202 NW 203 PL
HIGH SPRINGS, FL 32643

2027

36-7S-16-04351-101

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		3 100
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

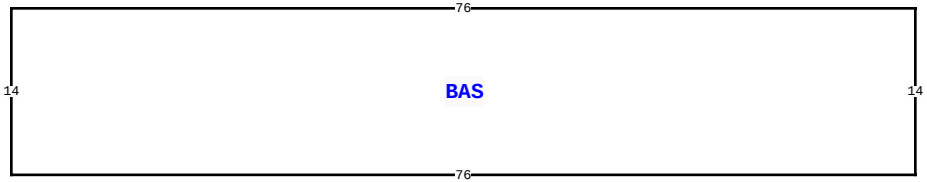
NEIGHBORHOOD/LOC 36716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	23,978
TOTALS	1,064			1,064	23,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,064	93.9000	56.34	59,946	1994	1994	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2023 Heated Area: 1064 HX Base Yr



895 SW RUM ISLAND TER, FORT WHITE

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/06/2026 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	200	
2	0070	CARPORT UF	0	0	24	24	576.00	UT	3.50	3.50	100	0	0	3	100	2,016	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	12	24	288.00	UT	2.50	2.50	100	1994	1994	3	100	720	
5	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	23,978
TOTAL MARKET OB/XF VALUE	10,236
TOTAL LAND VALUE - MARKET	52,130
TOTAL MARKET VALUE	86,344
SOH/AGL Deduction	0
ASSESSED VALUE	86,344
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,344
TOTAL JUST VALUE	86,344
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/1496	3/10/2022	WD	U	I	11	100
GRANTOR: BEACH JASON ADAM						
GRANTEE: WYATT JAMMES L JR						
1426/477	11/23/2020	LE	U	I	14	100
GRANTOR: BEACH JASON ADAM						
GRANTEE: WYATT JAMES L JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S14 E76 N14$.

LAND DESCRIPTION

TOTAL OB/XF 10,236

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	0102	C	SFR/MH	0		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,130							

REVIEW DATE 07/14/2015 BY DF Total Acres: 4.01 Total Land Value: 52,130 Market: 0 Agricultural: 0 Common: 52,130 PRINTED 11/17/2026 BY SYS