N1/2 OF THE FOLLOWING: COMM NE C
2643.80 FT, W 1477.47 FT, S 671.
CONT S 670.17 FT, W 643.73 FT TO

REED LORRIE K
7635 SW OLD WIRE RD
FORT WHITE, FL 32038

2025

14-6S-16-03818-301

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

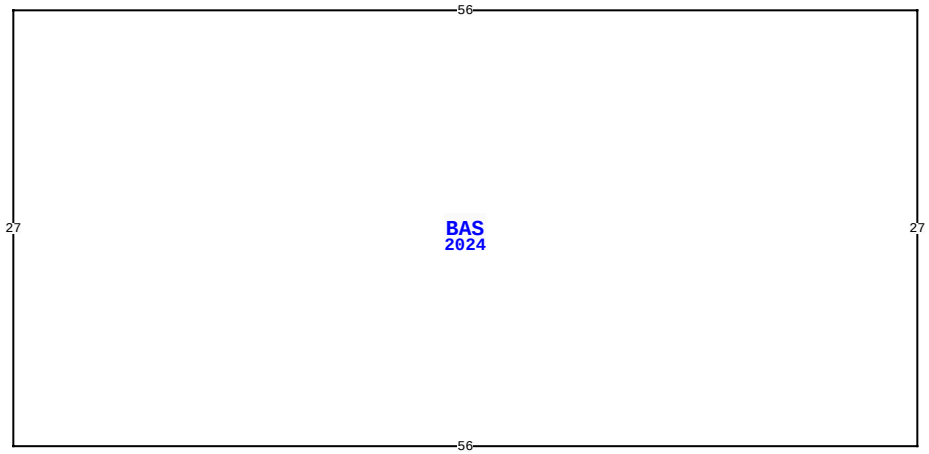
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	14616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2024	1,512	165,764
TOTALS	1,512			1,512	165,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,512	113.0000	111.87	169,147	2023	2023	0	0	0	2.00	98.00

1 MANUF 2 – 100% - 2025 Heated Area: 1512 HX Base Yr 2025



7635 SW OLD WIRE RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		165,764
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		47,400
TOTAL MARKET VALUE		220,164
SOH/AGL Deduction		156,713
ASSESSED VALUE		63,451
TOTAL EXEMPTION VALUE	HX HB	38,451
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		220,164
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048106	Mobile Home		09/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1508/1843	2/15/2024	WD	Q	I	01	275,000
GRANTOR: HARMON ZACHARY						
GRANTEE: REED LORRIE K						
1495/1199	7/25/2023	WD	Q	V	03	35,000
GRANTOR: WINDHAM JOYCE MARIE R						
GRANTEE: HARMON ZACHARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=21,20] E56 S27 W56 N27 $
.

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	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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
1	0200	C	MBL HM	100		A-1	0.00	0.00	4.74	AC		1.00	1.00	1.00	10,000.00	10,000.00	47,400							

REVIEW DATE 02/26/2024 BY TP Total Acres: 4.74 Total Land Value: 47,400 Market: 0 Agricultural: 0 Common: 47,400 PRINTED 05/28/2025 BY SYS