PART OF LOT 1 BIG OAKS UNR:
COMM NE COR SEC, RUN S 80.46
FT, S 10 DG W 120.97 FT, S

VALLARIO CAMILLE
2846 SW OLD WIRE ROAD
FORT WHITE, FL 32038

2022

26-5S-16-03717-139

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

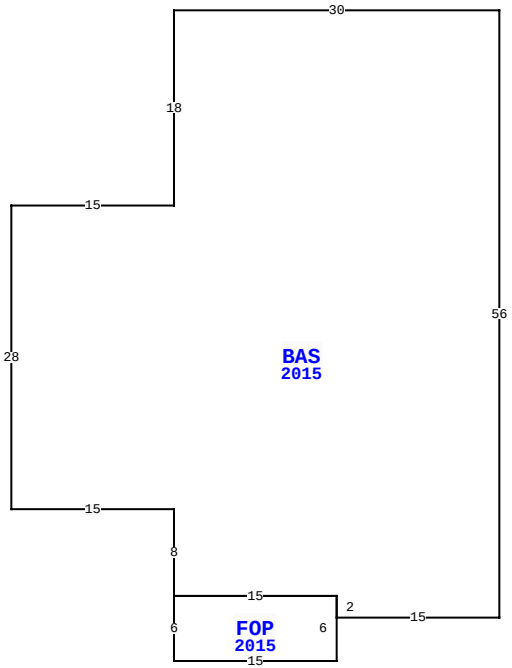
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD	26516.010		1.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,070	100	2,070	100,958
FOP	90	35	32	1,561
TOTALS	2,160		2,102	102,519

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	2,102	116.6000	54.80	115,190	2015	2015	0	0	0	11.00	89.00

2 MANUF 1 – 100% - 2017 HX Base Yr 2017



2846 SW OLD WIRE Rd, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		102,519
TOTAL MARKET OB/XF VALUE		7,324
TOTAL LAND VALUE - MARKET		33,250
TOTAL MARKET VALUE		143,093
SOH/AGL Deduction		27,803
ASSESSED VALUE		115,290
TOTAL EXEMPTION VALUE	HX HB WX	50,500
BASE TAXABLE VALUE		64,790
TOTAL JUST VALUE		143,093
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1	8/16/2018	WD	U	I	11	100
GRANTOR: CAMILLE VALLARIO						
GRANTEE: CAMILLE VALLARIO &						
3	10/19/2015	WD	Q	V	03	30,000
GRANTOR: SHIRLEY BENNETT						
GRANTEE: CAMILLE VALLARIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W30 S18 W15 S28 E15 S8 FOP=[YR=2015] S6 E15 N6 W15$ E15 S2 E15 N56$.

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	24	35	840.00	UT	5.00	5.00	100	2015	2015	3	100	4,200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	
4	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	924	

LAND DESCRIPTION

TOTAL OB/XF 7,324

LN	USE CODE	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	MBL HM	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	30,000							
2	9945	WELL/SEPT	100			0.00	0.00	1.00	UT		1.00	1.00	1.00	3,250.00	3,250.00	3,250							

REVIEW DATE 01/08/2016 BY JS Total Acres: 5.00 Total Land Value: 33,250 Market: 0 Agricultural: 0 Common: 33,250 PRINTED 11/04/2021