

O'SHELL WILLIAM J JR & ANNETTE BLAIR REVOCABLE LIV
3276 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2024



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall31

VINYL SID 100

Roof Structur03

GABLE/HIP 100

Roof Cover03

COMP SHNGL 100

Interior Wall05

DRYWALL 100

Interior Floo12

HARDWOOD 50

Interior Floo14

CARPET 50

Air Condition03

CENTRAL 100

Heating Type04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Stories

1. 1. 100

Units

0 100

Quality

05 05

DOR CODE

0200MOBILE HOME

MAP NUM

MKT AREA02

NEIGHBORHOOD/LOC

6716.01001.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,896

100

1,896

184,795

FOP

150

35

52

5,068

TOTALS

2,046

1,948

189,863

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 0296

SHED METAL

0 100

0

0

1.00

UT

0.00

0.00

100

2020

2020

3

100

1,600

2 9945

We'll/Sept

0 100

0

0

1.00

UT

7,000.00

7,000.00

100

3

100

7,000

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

RSF-1

0.00

0.00

1.00

LT

1.00

1.00

1.00

42,500.00

42,500.00

42,500

REVIEW DATE

11/19/2020

BY

JBRP

Total Acres:

5.01

Total Land Value:

42,500

Market:

0

Agricultural:

0

Common:

42,500

PRINTED 01/31/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% CONDDORCODEMANUFACTURERHEATED AREAHX BASE YR

0203021,948115.5000100.48195,73520212021003.0097.00

1 MANUF 3 - 100% - 2022

Heated Area: 1896

HX Base Yr 2022

32

15

19

10

10

15

31

66

31

32

15

19

10

10

15

31

66

31

32

15

19

10

10

15

31

66

31

VALUATION BY

Tax Group: 3

Tax Dist:

STANDARD

BUILDING MARKET VALUE

189,863

TOTAL MARKET OB/XF VALUE

8,600

TOTAL LAND VALUE - MARKET

42,500

TOTAL MARKET VALUE

240,363

SOH/AGL Deduction

178,816

ASSESSED VALUE

62,147

TOTAL EXEMPTION VALUE

37,147

BASE TAXABLE VALUE

25,000

TOTAL JUST VALUE

240,363

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

242,920

PERMIT NUM

DESCRIPTION

AMT

ISSUED

40698

M H

0

10/12/2020

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VALUE

RSN CD

SALE PRICE

1409/2060

4/10/2020

WD

Q

V

03

34,900

GRANTOR: NORTHERN ALACHUA HOLD

GRANTEE: WILLIAM J O'SHELL &

1143/2334

1/24/2008

WD

U

V

01

100

GRANTOR: MARK P & NANCY J SULL

GRANTEE: NORTHERN ALACHUA HO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FOP= W15 S10 E15 N10\$ S10 W15 N10 W32 S31 E66 N31\$.