COMM NW COR OF SW1/4, RUN S 50 F
RUN E 488 FT, S 252 FT ALONG W B
W 485 FT, N 252 FT TO POB.

ZUBACK LYNNE ELLEN
703 NW MCCLURG CT
WHITE SPRINGS, FL 32096

2026

11-2S-15-00028-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

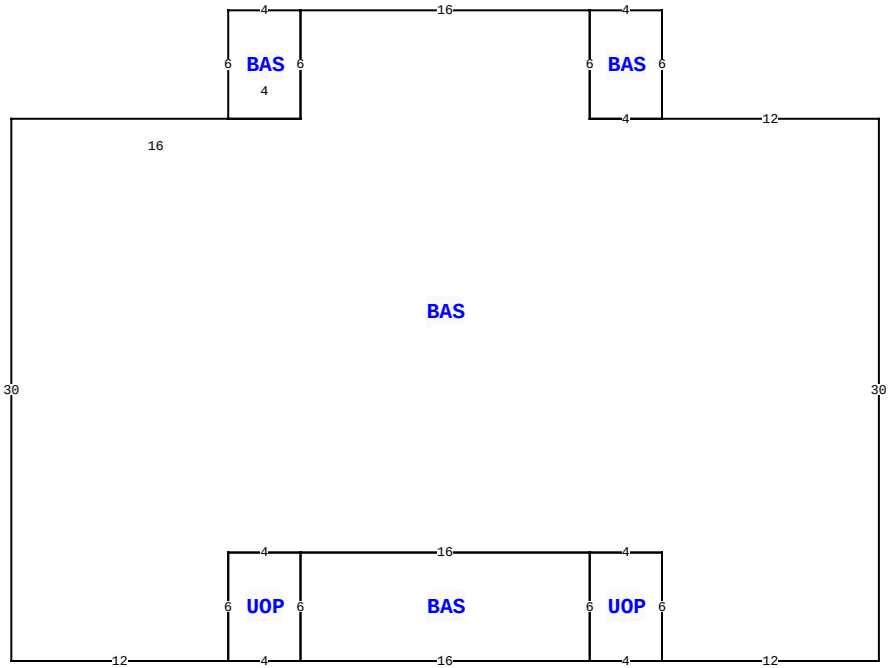
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	11215.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	24	100		24	2,075
BAS	24	100		24	2,075
BAS	96	100		96	8,298
BAS	1,392	100		1,392	120,320
UOP	24	20		5	432
UOP	24	20		5	432
TOTALS	1,584			1,546	133,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,546	118.7280	132.98	205,587	1960	1990	0	0	0	35.00	65.00

2 SINGLE FAM 100% - 2018 Heated Area: 1536 HX Base Yr 2018



703 NW MCCLURG CT, WHITE SPRINGS

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		133,632
TOTAL MARKET OB/XF VALUE		5,300
TOTAL LAND VALUE - MARKET		25,200
TOTAL MARKET VALUE		164,132
SOH/AGL Deduction		80,195
ASSESSED VALUE		83,937
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		33,215
TOTAL JUST VALUE		164,132
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1331/0193	2/13/2017	WD	Q	I	01	115,000
GRANTOR: EDWARD R JR & FAITH L						
GRANTEE: THOMAS L EARL & LYN						
1248/2560	2/01/2013	WD	Q	I	01	90,000
GRANTOR: COLLEEN ABERNATHY AS						
GRANTEE: EDWARD R ALEXANDER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 BAS= N6 W4 S6 E4$ W4 N6W16 BAS= W4 S6 E4 N6$ S6W16 S30 E12 UOP= E4 N6 W4 S6$N6 E4 BAS= S6 E16 N6 W16$ E16UOP= S6 E4 N6 W4 $ E4 S6 E12 N30$.

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	0040	BARN,POLE	0	100	50	24	1.00	UT	0.00	0.00	100	1964	1964	3	100	1,000	
2	0021	BARN,FR AE	0	100	10	16	1.00	UT	0.00	0.00	100	1964	1964	3	100	800	
3	0031	BARN,MT AE	0	100	14	24	1.00	UT	0.00	0.00	100	1964	1964	3	100	300	
4	0294	SHED WOOD/	0	100	10	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
5	0210	GARAGE U	0	100	10	10	2.00	UT	200.00	200.00	100	1993	1993	3	100	400	
6	0296	SHED METAL	0	100	12	30	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
7	0296	SHED METAL	0	100	8	18	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
8	0210	GARAGE U	0	100	30	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 5,300

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	0132	C	SFR RIVER	100		00	126.00	485.00	126.00	FF		1.00	1.00	1.00	100.00	100.00	12,600							
2	0132	C	SFR RIVER	100		00	126.00	485.00	126.00	FF		1.00	1.00	1.00	100.00	100.00	12,600							

REVIEW DATE 04/10/2023 BY kellen Total Acres: 2.80 Total Land Value: 25,200 Market: 0 Agricultural: 0 Common: 25,200 PRINTED 10/08/2025 BY SYS