S1/2 OF N1/2 OF SE1/4 OF SE1/4.
ORB 312-280. QCD 1084-2279,

MARTIN GAYLE WINDHAM
1286 NW WHITE SPRINGS AVE
WHITE SPRINGS, FL 32096

2026

13-2S-15-00046-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

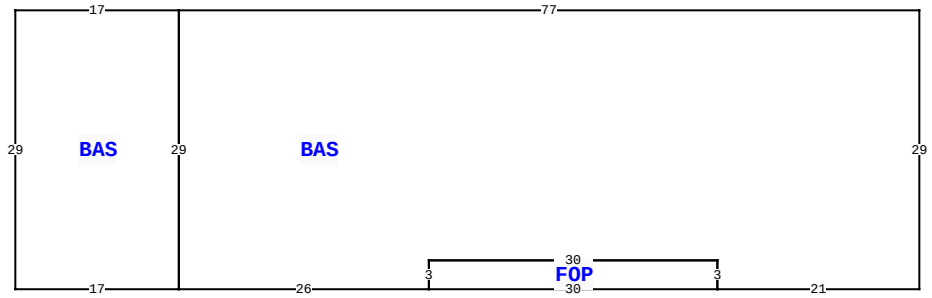
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	13215.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	493	100		493	32,715
BAS	2,143	100		2,143	142,206
FOP	90	30		27	1,791
TOTALS	2,726			2,663	176,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,663	91.1520	102.09	271,866	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 2636 HX Base Yr 2016



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/11/2025 MLU
AG DATE	

1286 NW WHITE SPRINGS AVE, WHITE SPRINGS

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		176,713
TOTAL MARKET OB/XF VALUE		1,700
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		243,413
SOH/AGL Deduction		113,739
ASSESSED VALUE		129,674
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		78,952
TOTAL JUST VALUE		243,413
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1300/0023	8/20/2015	QC	U	I	11	100
GRANTOR: JOHN J & JOYCE M WIND						
GRANTEE: GAIL WINDHAM MARTIN						
1089/0983	6/28/2006	CT	Q	I	01	107,315
GRANTOR: P DEWITT CASON (CLERK						
GRANTEE: JOHN J & JOYCE M WI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W77 BAS= W17 S29 E17 N29$ S29 E26 FOP= E30 N3 W30 S3 $ N3 E30 S3 E21 N29$.

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	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 1,700

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	0100	C	SFR	100		00	0.00	0.00	10.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	65,000							

REVIEW DATE 10/12/2022 BY JB Total Acres: 10.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 10/10/2025 BY SYS