LOT 8 SHADOWWOOD ESTATES S/D.
ORB 551-630, WD 1230-741,

EDDINGS PATIENCE MARIE
786 NW SUNTILT CT
WHITE SPRINGS, FL 32096

2026

14-2S-15-00062-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

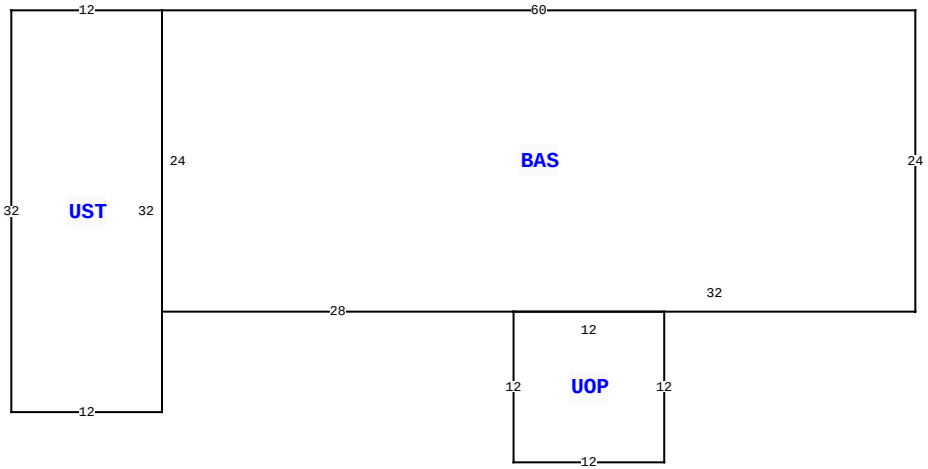
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	14215.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	15,552
UOP	144	25		36	389
UST	384	45		173	1,868
TOTALS	1,968			1,649	17,809

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,649	45.0000	27.00	44,523	1974	1974	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2019 Heated Area: 1440 HX Base Yr 2019



786 NW SUNTILT 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		135,224
TOTAL MARKET OB/XF VALUE		17,050
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		170,274
SOH/AGL Deduction		57,428
ASSESSED VALUE		112,846
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		62,124
TOTAL JUST VALUE		170,274
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,908

XFOB:1:1: TAHOE M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041823	Electrical Servic	0	04/28/2021
36548	M H	375	04/09/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1239/0741	2/23/2012	WD	Q	V	01	18,000
GRANTOR: WILLIAM & CAROL B BUR						
GRANTEE: PATIENCE MARIE EDDI						
0551/0630	2/01/1984	WD	Q	V		7,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 UST= W12 S32 E12 N32$ S24 E28 UOP= S12 E12 N12 W12$ E32 N24$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,150.00	1,150.00	100	2021	2020		100	1,150	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0081	DECKING WI	0	100	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	

LAND DESCRIPTION

TOTAL OB/XF 17,050

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	0.50	LT		1.00	1.00	1.00	18,000.00	18,000.00	9,000							
2	0200	C	MBL HM	0		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	18,000.00	18,000.00	9,000							

REVIEW DATE 06/21/2023 BY justin Total Acres: 4.65 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2025 BY SYS

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COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover		N/A 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03

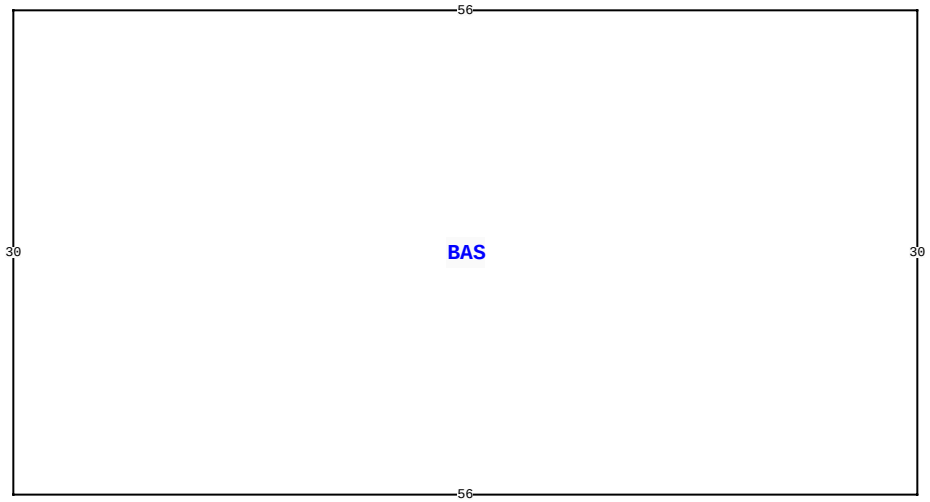
DOR CODE	0102	SFRES/MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	14215.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	117,415
TOTALS	1,680			1,680	117,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,680	97.8300	91.96	154,493	2014	2014	0	0	0	24.00	76.00

2 MANUF 1 100% - 2019 Heated Area: 1680 HX Base Yr 2019



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GRANTEE: PATIENCE MARIE EDDI						
0551/0630	2/01/1984	WD	Q	V		7,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S30 E56 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/21/2023 BY justin Total Acres: 4.65 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2025 BY SYS