S1/2 OF SE1/4 OF SE1/4 EX E 686
THE S 25 FT OF E 686 FT OF S1/2
OF SE1/4.

DE LA CRUZ STEVEN
1346 NW TIGER DRAIN RD
WHITE SPRINGS, FL 32096

2026

14-2S-15-00067-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

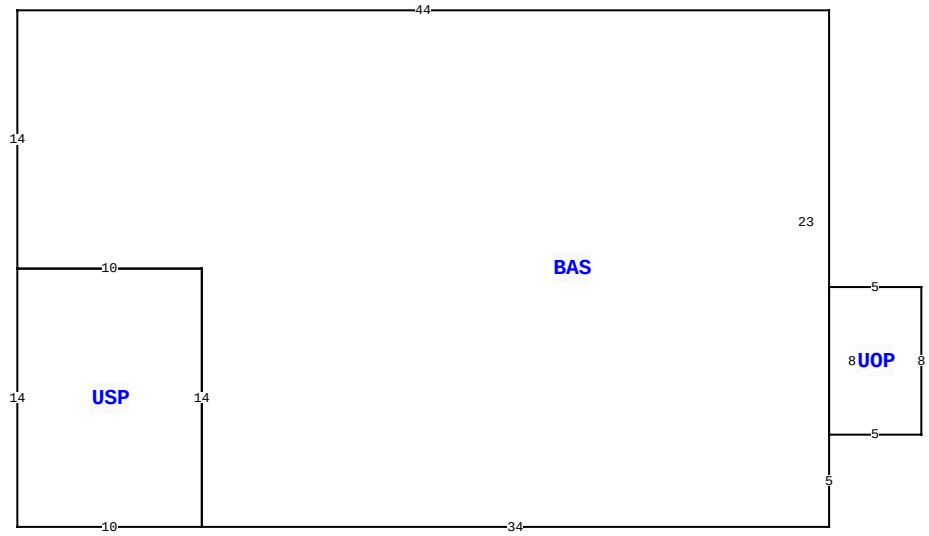
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	14215.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100		1,092	76,639
UOP	40	20		8	562
USP	140	35		49	3,439
TOTALS	1,272			1,149	80,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,149	95.8800	116.97	134,399	1981	1981	0	0	0	40.00	60.00

1 SFR PILING 0% - 2022 Heated Area: 1092 HX Base Yr



1346 NW TIGER DRAIN RD, WHITE SPRINGS

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	80,639
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	52,000
TOTAL MARKET VALUE	132,839
SOH/AGL Deduction	15,146
ASSESSED VALUE	117,693
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,693
TOTAL JUST VALUE	132,839
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1518/852	6/28/2024	QC	U	I	11	100
GRANTOR: GONZALEZ WENDY JOHRIE						
GRANTEE: BERNAL STEVEN						
1451/1140	10/28/2021	WD	Q	I	01	90,000
GRANTOR: KYZER ALBERT						
GRANTEE: BERNAL STEVEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S14 USP= S14 E10 N14 W10$ E10 S14 E34 N5 UOP= E5 N8 W5 S8$ N23$.

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	0294	SHED WOOD/	0	0	10	8	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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	0		00	0.00	0.00	10.00	AC		1.00	1.00	0.80	6,500.00	5,200.00	52,000							

REVIEW DATE 10/21/2022 BY JD Total Acres: 10.00 Total Land Value: 52,000 Market: 0 Agricultural: 0 Common: 52,000 PRINTED 10/03/2025 BY SYS