(AKA LOT 5 LEVINGS S/D UNREC)
COMM SE COR OF SW1/4 OF SW1/4,
RUN N 465.65 FT FOR POB, CONT

**BASS BARBARA R**
268 NW EVERETT TERR
WHITE SPRINGS, FL 32096

**2026**

**20-2S-16-01660-005**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 06 | 06 |

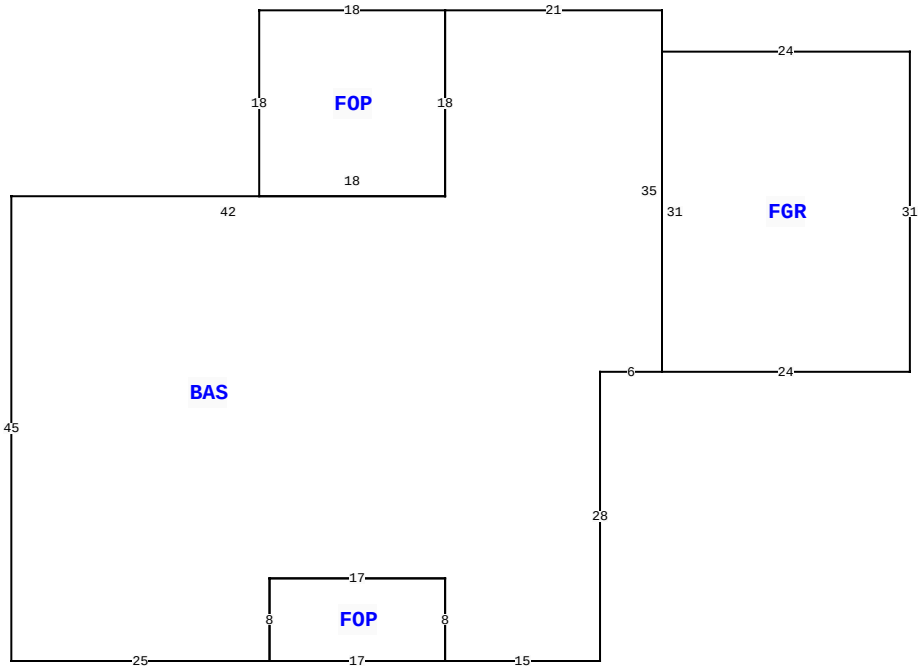
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 20216.020 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,909 | 100 | | 2,909 | 334,144 |
| FGR | 744 | 55 | | 409 | 46,980 |
| FOP | 136 | 30 | | 41 | 4,709 |
| FOP | 324 | 30 | | 97 | 11,142 |
| TOTALS | 4,113 | | | 3,456 | 396,975 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,456 | 125.0718 | 140.08 | 484,116 | 2007 | 2007 | 0 | 0 | 0 | 18.00 | 82.00 |

1 SINGLE FAM 100% - 2008 Heated Area: 2909 HX Base Yr 2008




268 NW EVERETT TER, WHITE SPRINGS

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2025 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 396,975 |
| TOTAL MARKET OB/XF VALUE | | 8,110 |
| TOTAL LAND VALUE - MARKET | | 50,281 |
| TOTAL MARKET VALUE | | 455,366 |
| SOH/AGL Deduction | | 172,463 |
| ASSESSED VALUE | | 282,903 |
| TOTAL EXEMPTION VALUE | HX HB WX SX | 105,722 |
| BASE TAXABLE VALUE | | 177,181 |
| TOTAL JUST VALUE | | 455,366 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 460,207 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 25335 | SFR | 849 | 12/21/2006 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1394/0445 | 8/06/2019 | LE | U | I | 14 | 100 |
| GRANTOR: HAROLD L & BARBARA R | | | | | | |
| GRANTEE: ROBERT LLOYD BASS & | | | | | | |
| 1064/1277 | 9/27/2005 | WD | Q | V | 01 | 13,000 |
| GRANTOR: WAGONER | | | | | | |
| GRANTEE: BASS | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W21 FOP= W18 S18 E18 N18$ S18 W42 S45 E25 FOP= E17 N8 W17 S8$ N8 E17 S8 E15 N28 E6 FGR= E24 N31 W24 S31$ N35$.

### 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 | 870.00 | UT | 3.00 | 3.00 | 100 | 2007 | 2007 | 3 | 100 | 2,610 | |
| 2 | 0031 | BARN,MT AE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 5,500 | |

### LAND DESCRIPTION

TOTAL OB/XF 8,110

| 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 | | A-1 | 0.00 | 0.00 | 13.06 | AC | | 1.00 | 1.00 | 0.70 | 5,500.00 | 3,850.00 | 50,281 | | | | | | | |

REVIEW DATE 11/17/2022 BY KS Total Acres: 13.06 Total Land Value: 50,281 Market: 0 Agricultural: 0 Common: 50,281 PRINTED 11/19/2025 BY SYS