W1/2 OF S1/4 OF SW1/4 OF NW1/4 E
SIDE FOR RD.

NEZER ENTERPRISES LLC
PO BOX 16852
CLEARWATER, FL 33766

2026

21-2S-16-01668-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 03

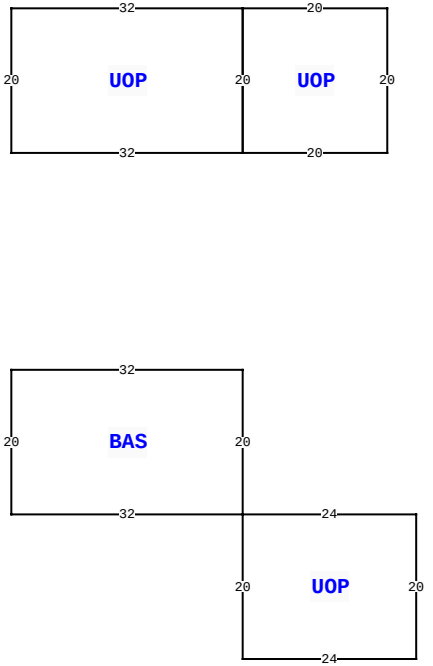
NEIGHBORHOOD/LOC 21216.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	640	100		640	18,319
UOP	400	20		80	2,290
UOP	480	20		96	2,748
UOP	640	20		128	3,664
TOTALS	2,160			944	27,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	944	78.2080	95.41	90,067	1993	1993	30	0	0	40.00	30.00

1 SFR PILING 0% - 2023 Heated Area: 640 HX Base Yr



615 NW GAR POND CT, WHITE SPRINGS

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/15/2025 MLU
INC DATE | AG DATE

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	0	9	24	216.00	UT	2.00	2.00	70	1993	1993	3	70	302	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	27,020
TOTAL MARKET OB/XF VALUE	302
TOTAL LAND VALUE - MARKET	16,100
TOTAL MARKET VALUE	43,422
SOH/AGL Deduction	0
ASSESSED VALUE	43,422
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,422
TOTAL JUST VALUE	43,422
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	44,548

SALE:4:1: 5 AC MOL

SALE:3:1: CORRECTIVE DEED & ADDING NAME

SALE:2:1: EUGENE DEEDED HIS PORTION TO BEATRICE

SALE:1:1: CYNTHIA GIVING UP HER INT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/2475	12/21/2022	WD	Q	I	01	42,000
GRANTOR: PEACOCK RONALD H						
GRANTEE: NEZER ENTERPRISES L						
1294/2749	4/30/2015	PB	U	I	18	0
GRANTOR: CLERK OF COURT (MARGA						
GRANTEE: RONALD H PEACOCK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S20 E32 UOP= S20 E24 N20 W24$ N20$ PTR= N30 UOP= N20 W32 S20 E32$ UOP= E20 N20 W20 S20$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 302

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	4.60	AC		1.00	1.00	0.50	7,000.00	3,500.00	16,100							

REVIEW DATE 02/17/2023 BY ME Total Acres: 4.60 Total Land Value: 16,100 Market: 0 Agricultural: 0 Common: 16,100 PRINTED 11/18/2025 BY SYS