NE1/4 OF NE1/4 EX 1 AC & EX 19.2
ORB 1402-1413.

RODRIGUEZ JAVIER
1336 NW TIGER DRAIN RD
WHITE SPRINGS, FL 32096

2026

23-2S-15-00068-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

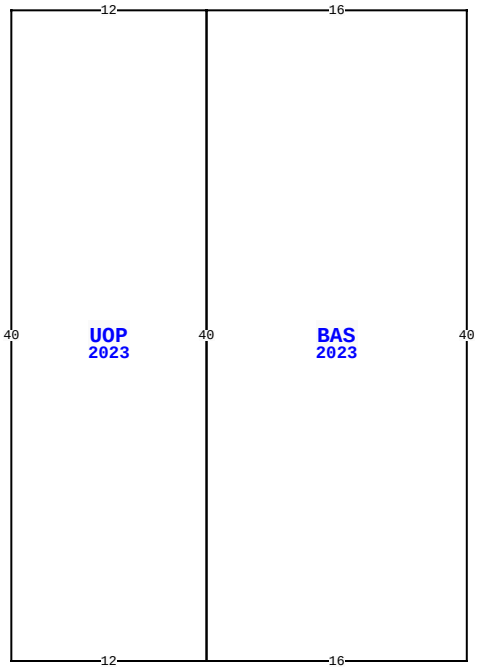
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Exterior Wall	00	N/A 0
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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	23215.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	640	100	2023	640	47,365
UOP	480	20	2023	96	7,104
TOTALS	1,120			736	54,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	01	736	124.0200	76.89	56,591	2022	2022	0	0	0	3.75	96.25

1 STRG/CONV 100% - 2024 Heated Area: 640 HX Base Yr 2024



1336 NW TIGER DRAIN RD, 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		54,469
TOTAL MARKET OB/XF VALUE		11,500
TOTAL LAND VALUE - MARKET		101,640
TOTAL MARKET VALUE		167,609
SOH/AGL Deduction		8,862
ASSESSED VALUE		158,747
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		108,025
TOTAL JUST VALUE		167,609
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048991	Electrical Servic	0	01/10/2024
40609	SFR	0	09/28/2020
39506	M H	0	03/23/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1428/2529	1/10/2020	AG	U	I	30	27,143
GRANTOR: DEPRATTER RUSSELL S &						
GRANTEE: RODRIGUEZ JAVIER						
1375/2517	1/08/2019	TD	U	V	18	38,000
GRANTOR: CLERK OF COURT						
GRANTEE: RUSSELL S & VICKIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=18,21] E16 S40 W16 N40 $
UOP=[YR=2023;ORIG=6,21] E12 S40 W12 N40 $
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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	0070	CARPORT UF	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2021	2020		100	2,800	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	200.00	200.00	100	2023	2022		100	200	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 11,500

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	18.48	AC		1.00	1.00	1.00	5,500.00	5,500.00	101,640							

REVIEW DATE 02/14/2024 BY TW Total Acres: 18.48 Total Land Value: 101,640 Market: 0 Agricultural: 0 Common: 101,640 PRINTED 10/03/2025 BY SYS