

W1/2 OF NW1/4 OF NE1/4, EX 5
AC DESC ORB 865-1698.
ORB 712-829, DC 1343-170,

FULTON MARGARET ANN
115 NW BIGGINS CT
WHITE SPRINGS, FL 32096

2026

23-2S-15-00072-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	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 23215.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100		1,500	118,847
FOP	35	30		10	792
FSP	96	40		38	3,011

TOTALS 1,631 1,548 122,650

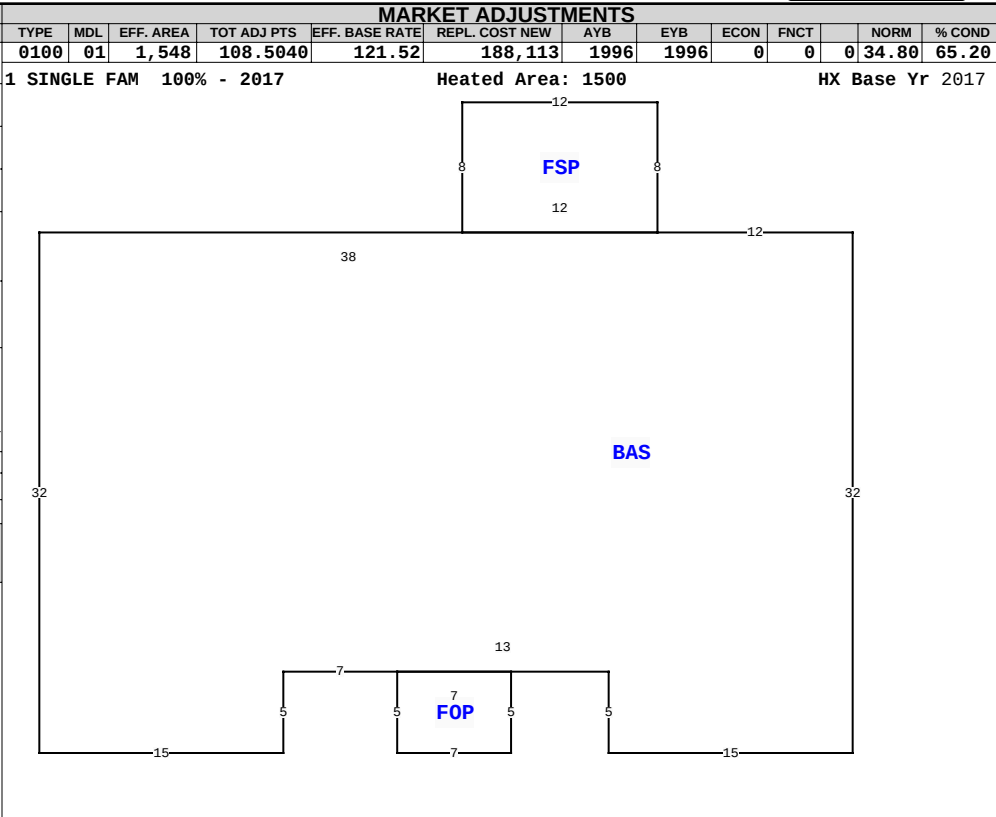
EXTRA FEATURES

L N	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	0030	BARN, MT	0 100	24 24	576.00	UT	9.00	9.00	80	2013	2013	3	80	4,147	
2	0251	LEAN TO W/	0 100	16 24	384.00	UT	3.50	3.50	100	2013	2013	3	100	1,344	
3	0120	CLFENCE 4	0 100	0 0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
4	0166	CONC, PAVMT	0 100	0 0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,500	
5	0296	SHED METAL	0 100	0 0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	0.00	0.00	15.00	AC		1.00	1.00	0.50	5,500.00	2,750.00	41,250							

REVIEW DATE 11/17/2022 BY JS



115 NW BIGGINS CT, WHITE SPRINGS

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

TOTAL OB/XF																7,591
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TOTAL OB/XF																7,591
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Total Acres: 15.00 Total Land Value: 41,250 Market: 0 Agricultural: 0 Common: 41,250

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	122,650		
TOTAL MARKET OB/XF VALUE	7,591		
TOTAL LAND VALUE - MARKET	41,250		
TOTAL MARKET VALUE	171,491		
SOH/AGL Deduction	54,430		
ASSESSED VALUE	117,061		
TOTAL EXEMPTION VALUE	95 HX HB WX 117,061		
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	171,491		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	173,748		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045315	Roof Replacement	11,659	08/29/2022
000045304	Roof Replacement	11,659	08/26/2022
14429	M H	125	08/21/1998
10626	SFR	250	01/09/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0712/0829	3/08/1990	WD	Q	V		16,000	
GRANTOR: W L ANDERSON							
GRANTEE: BRETT FULTON							

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N8 W12 S8 E12SW38 S32 E15 N5 E7 FOP= S5 E7 N5 W7\$ E13 S5 E15 N32\$.

PRINTED 10/06/2025 BY SYS