(AKA PRCL "E" PAUL BRYAN UNR):
COMM AT INTERS OF N LINE OF
S1/2 OF N1/2 WITH W R/W LINE

THOMAS SUSAN
579 NW BRIGHT LAKE CT
WHITE SPRINGS, FL 32096

2026

31-1N-17-04460-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01

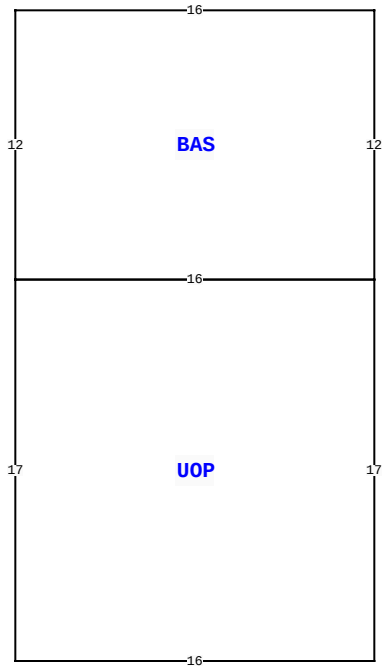
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	900117.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	7,112
UOP	272	20		54	2,000
TOTALS	464			246	9,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	246	50.8800	56.99	14,020	2005	2005	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 192 HX Base Yr 2007



579 NW BRIGHT LAKE CT, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		9,113
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		41,621
TOTAL MARKET VALUE		58,534
SOH/AGL Deduction		14,896
ASSESSED VALUE		43,638
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		13,638
TOTAL JUST VALUE		58,534
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		58,534

SALE:1:1: THIS SALE FOR 40 AC MOL- PRCLS E & I. WP

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1053/1224	6/23/2005	WD	Q	V	01	30,500
GRANTOR: DOUGLASS M SASSER						
GRANTEE: SUSAN THOMAS						
1052/0750	6/23/2005	WD	Q	V		61,000
GRANTOR: PAUL S & PATRICIA K B						
GRANTEE: DOUGLASS M SASSER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S12 UOP= S17 E16 N17 W16$ E16 N12$.

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	0255	MBL HOME S	0	100	14	56	784.00	UT	1.00	1.00	100	2006	2006	3	100	784	
2	0294	SHED WOOD/	0	100	16	16	256.00	UT	10.00	10.00	100	2006	2006	3	100	2,560	
3	0294	SHED WOOD/	0	100	10	16	160.00	UT	10.00	10.00	100	2006	2006	3	100	1,600	
4	0251	LEAN TO W/	0	100	12	16	192.00	UT	3.00	3.00	100	2006	2006	3	100	576	
5	0251	LEAN TO W/	0	100	10	16	160.00	UT	3.00	3.00	100	2006	2006	3	100	480	
6	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	800	
7	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
8	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
9	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 7,800

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			0.00	0.00	20.01	AC		1.00	1.00	0.80	2,600.00	2,080.00	41,621							

REVIEW DATE 07/15/2015 BY DF Total Acres: 20.01 Total Land Value: 41,621 Market: 0 Agricultural: 0 Common: 41,621 PRINTED 11/07/2025 BY SYS