E1/2 OF SW1/4 OF SE1/4.

658-519, WD 1385-1420,

BRETZ PHILLIP MICHAEL/BRETZ SHARON ANN
1143 NE FRANK JAMES RD
WHITE SPRINGS, FL 32096

2026

32-1N-17-04466-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

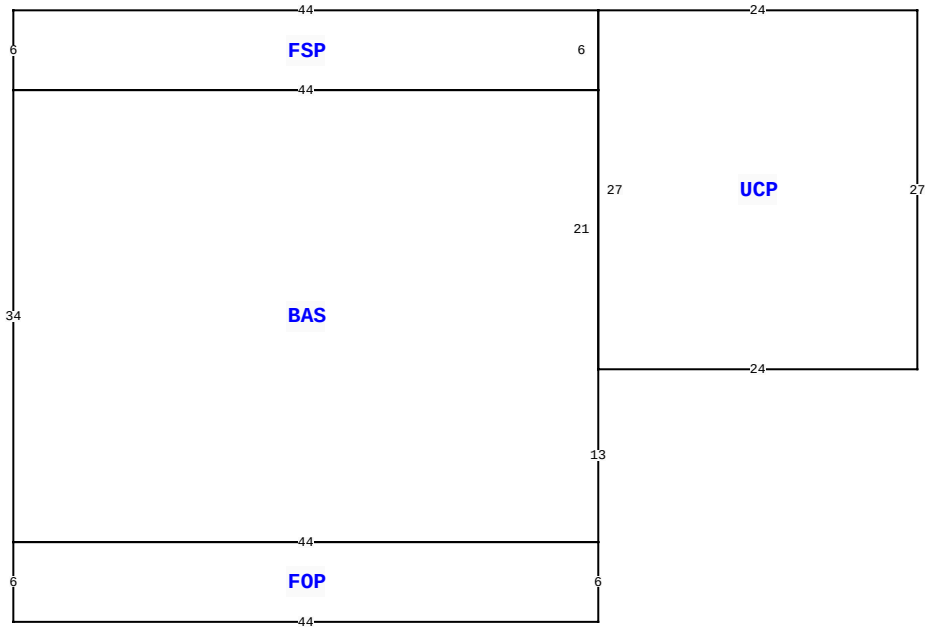
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	5000	IMPROVED AG
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	1,496	100		1,496	130,176
FOP	264	30		79	6,874
FSP	264	40		106	9,224
UCP	648	20		130	11,312
TOTALS	2,672			1,811	157,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,811	112.6020	126.11	228,385	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 2020 Heated Area: 1496 HX Base Yr 2020



1143 NE FRANK JAMES RD, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		157,586
TOTAL MARKET OB/XF VALUE		3,500
TOTAL LAND VALUE - MARKET		38,000
TOTAL MARKET VALUE		167,058
SOH/AGL Deduction		75,163
ASSESSED VALUE		91,895
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		41,173
TOTAL JUST VALUE		199,086
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34077	PUMP/UTPOL	50	05/20/2016
7409	SFR	38,000	07/26/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1385/1420	5/30/2019	WD	Q	I	01	210,000

GRANTOR: SALLY ANN DAVIS

GRANTEE: PHILLIP MICHAEL & S

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N6 W44 S6 E44$ BAS= W44 S34 FOP= S6 E44 N6 W44$ E44 N13
UCP= E24 N27 W24 S27$ N21$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0040	BARN,POLE	0	100	36	30	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0296	SHED METAL	0	100	24	12	1.00	UT	0.00	0.00	100	0	0	3	100	400	
4	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	0.00	100	0	0	3	100	100	
5	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 3,500

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	1,900.00	1,900.00	1,900							
2	5910	A	SWAMP/CYPRES	0		00	0.00	0.00	5.20	AC		1.00	1.00	1.00	40.00	40.00	208							
3	6200	A	PASTURE 3	100					13.80	AC		1.00	1.00	1.00	280.00	280.00	3,864							
4	9910	M	MKT.VAL.AG	100					19.00	AC		1.00	1.00	1.00	1,900.00	1,900.00	36,100							

REVIEW DATE 07/15/2015 BY DF Total Acres: 20.00 Total Land Value: 5,972 Market: 36,100 Agricultural: 4,072 Common: 1,900 PRINTED 11/07/2025 BY SYS