BEG SE COR OF NW1/4 OF SW1/4, N
1320.79 FT TO W LINE OF SEC 32,
1321.24 FT TO POB.

LEIVA TANIA
12367 SEAGATE ST
SPRING HILL, FL 34609

2026

32-6S-16-04015-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

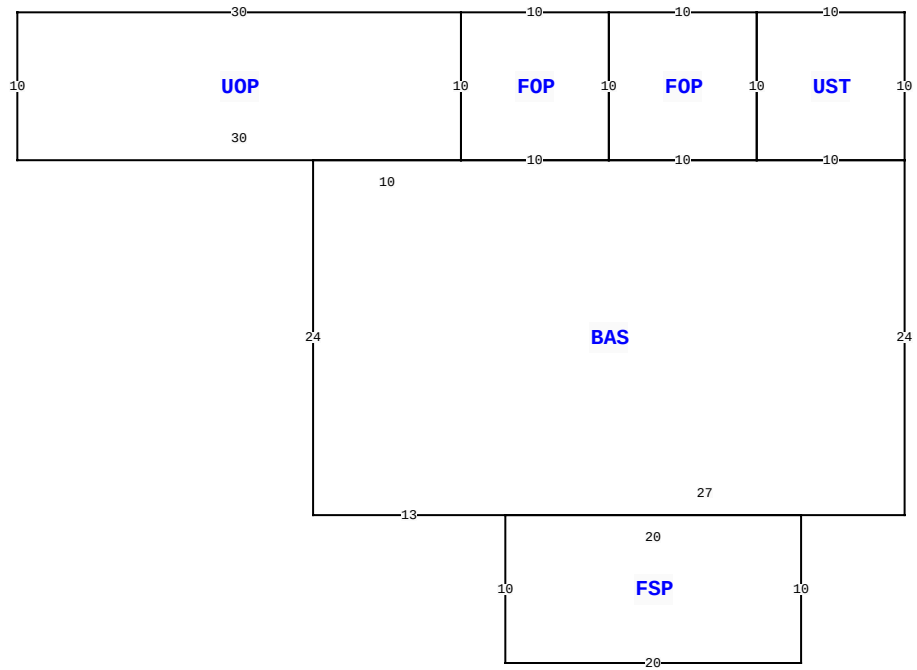
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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 02
NEIGHBORHOOD/LOC	32616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	24,169
FOP	100	35		35	881
FOP	100	35		35	881
FSP	200	40		80	2,014
UOP	300	25		75	1,888
UST	100	45		45	1,133
TOTALS	1,760			1,230	30,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,230	104.9000	62.94	77,416	1973	1973	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 960 HX Base Yr



1839 SW WILSON SPRINGS RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	30,966
TOTAL MARKET OB/XF VALUE	51,020
TOTAL LAND VALUE - MARKET	104,240
TOTAL MARKET VALUE	107,158
SOH/AGL Deduction	0
ASSESSED VALUE	107,158
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,158
TOTAL JUST VALUE	186,226
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	186,226

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051602	Electrical Servic	0	11/22/2024
40302	M H	0	08/06/2020
32974	RECONNECT	75	05/13/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1252/0808	3/29/2013	WD	Q	I	01	160,000
GRANTOR: MICHAEL & LISA DAVIS						
GRANTEE: TANIA LEIVA						
0936/2431	9/25/2001	WD	P	V	99	120,000
GRANTOR: PREVATT						
GRANTEE: MICHAEL & LISA DAVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 S24 E13 FSP= S10 E20 N10 W20$ E27 N24 UST= N10 W10S10 E10$ W10 FOP= N10 W10 S10 E10$ W10 FOP= N10 W10 S10 E10$ W10 UOP= N10 W30 S10 E30$.

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0021	BARN,FR AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	
3	0030	BARN,MT	0	0	24	40	960.00	UT	12.00	12.00	100	2008	2008	3	100	11,520	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0040	BARN,POLE	0	0	0	0	1.00	UT	8,500.00	8,500.00	100	2022	2021		100	8,500	
7	0060	CARPORT F	0	0	0	0	1.00	UT	2,400.00	2,400.00	100	2022	2021		100	2,400	
8	0251	LEAN TO W/	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2021		100	2,000	
9	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2022	2021		100	1,200	
10	0210	GARAGE U	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2022	2021		100	10,000	

TOTAL OB/XF 46,320

LAND DESCRIPTION

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	0200	C	MBL HM	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	20,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	18.47	AC		1.00	1.00	1.00	280.00	280.00	5,172							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	18.72	AC		1.00	1.00	1.00	4,500.00	4,500.00	84,240							

REVIEW DATE 12/10/2024 BY TW Total Acres: 23.47 Total Land Value: 25,172 Market: 84,240 Agricultural: 5,172 Common: 20,000 PRINTED 11/17/2025 BY SYS

BEG SE COR OF NW1/4 OF SW1/4, N
1320.79 FT TO W LINE OF SEC 32,
1321.24 FT TO POB.

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12367 SEAGATE ST
SPRING HILL, FL 34609

2026

32-6S-16-04015-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

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NEIGHBORHOOD/LOC	32616.00	1.00/	

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TOTALS					

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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
11	9910	RV SITE/RE	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2021		100	2,000	
12	0261	PRCH, UOP	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2022	2021		100	1,200	
13	0261	PRCH, UOP	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2022	2021		100	1,500	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 4,700

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

REVIEW DATE 12/10/2024 BY TW Total Acres: 23.47 Total Land Value: 25,172 Market: 84,240 Agricultural: 5,172 Common: 20,000 PRINTED 11/17/2025 BY SYS