BEG NW COR OF NE1/4 OF SE1/4, RU
SW 1463.17 FT TO S LINE OF NE1/4
W 235.68 FT TO SW COR, N 1308.28

TILLMAN TIMOTHY R/TILLMAN SANDRA E
10600 NW 43RD CT
CORAL SPRINGS, FL 33065

2026

36-5S-15-00486-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36515.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

4720 SW ICHETUCKNEE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	9,650
TOTAL LAND VALUE - MARKET	101,650
TOTAL MARKET VALUE	111,300
SOH/AGL Deduction	0
ASSESSED VALUE	111,300
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,300
TOTAL JUST VALUE	111,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054036	Mobile Home		09/12/2025
000053954	Right-of-Way Acce		08/29/2025
20993	M H	125	08/19/2003
15453	ADDN SFR	55	05/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/786	1/13/2025	WD	Q	I	01	113,500
GRANTOR: TOMLINSON KIMBERLY M						
GRANTEE: TILLMAN TIMOTHY R						
1318/0203	7/07/2016	QC	U	I	11	100
GRANTOR: NELSON EDDIE EVANS (M						
GRANTEE: KIMBERLY M E TOMLIN						

BUILDING NOTES

BUILDING DIMENSIONS

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	350	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
4	0041	BARN,MACH	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,200	
5	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 9,650

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	0700	C	MISC RES	0		A-1	0.00	0.00	10.70	AC		1.00	1.00	1.00	9,500.00	9,500.00	101,650							

REVIEW DATE 04/28/2025 BY TP Total Acres: 10.70 Total Land Value: 101,650 Market: 0 Agricultural: 0 Common: 101,650 PRINTED 11/18/2025 BY SYS