LOTS 18 & 19 BLOCK B SPRING HILL
635-269, WD 919-2441, WD 1104-19

FLORIDA HOLDINGS TRUST
PO BOX 88
LAKE CITY, FL 32056

2026

36-5S-15-00488-043

BUILDING CHARACTERISTICS

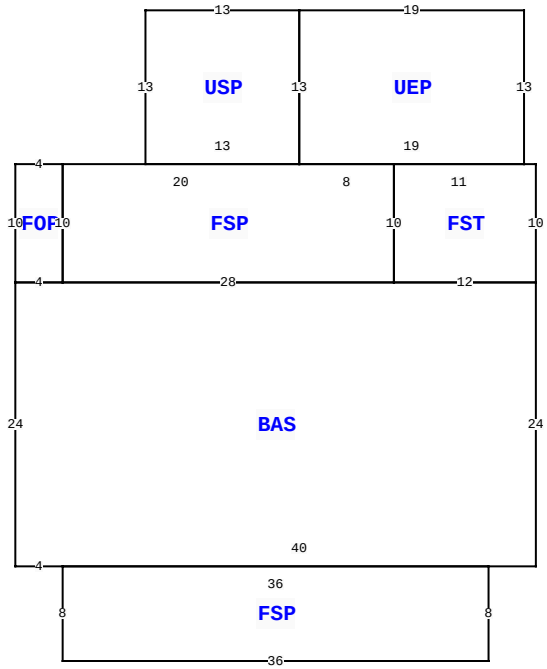
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36515.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	56,416
FOP	40	30		12	641
FSP	280	40		112	5,984
FSP	288	40		115	6,144
FST	120	55		66	3,526
UEP	247	60		148	7,907
USP	169	35		59	3,152
TOTALS	2,200			1,568	83,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,568	68.1437	76.32	119,670	2005	2005	0	0	0	30.00	70.00

2 SINGLE FAM 0% - 2025 Heated Area: 1056 HX Base Yr



215 SW WALNUT PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 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	83,769
TOTAL MARKET OB/XF VALUE	6,989
TOTAL LAND VALUE - MARKET	16,250
TOTAL MARKET VALUE	107,008
SOH/AGL Deduction	0
ASSESSED VALUE	107,008
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,008
TOTAL JUST VALUE	107,008
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18171	M H	125	04/16/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1508/2311	2/16/2024	QC	U	I	11	0
GRANTOR: PHILLIPS SCOTT A						
GRANTEE: FLORIDA HOLDINGS TR						
1269/0352	1/14/2014	WD	U	I	18	27,500
GRANTOR: FEDERAL HOME LOANS MO						
GRANTEE: SCOTT A PHILLIPS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N24 FST= N10 W1 UEP= N13 W19 S13 E19$ W11 S10 E12$ W12 FSP= N10 W8 USP= N13 W13 S13 E13$ W20 S10 E28$ W28 FOP= N10 W4 S10 E4$ W4 S24 E4 FSP= S8 E36 N8 W36$ E40$.

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	0294	SHED WOOD/	0	0	14	10	140.00	UT	9.00	9.00	100	2005	2005	3	100	1,260	
2	0296	SHED METAL	0	0	9	9	81.00	UT	9.00	9.00	100	2013	2013	3	100	729	
3	0210	GARAGE U	0	0	32	24	1.00	UT	0.00	0.00	100	2005	2005	3	100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 6,989

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	0		A-1	154.00	287.00	1.00	LT		1.00	1.00	0.75	13,000.00	9,750.00	9,750							
2	0000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	0.50	13,000.00	6,500.00	6,500							

REVIEW DATE 07/28/2016 BY DF Total Acres: 2.02 Total Land Value: 16,250 Market: 0 Agricultural: 0 Common: 16,250 PRINTED 10/07/2025 BY SYS