LOTS 132, 133 & 134 UNIT 17 THR
RIVERS ESTATES.

EDGAR RONNIE BRUCE (ESTATE)
5500 TINY RD
WINTER GARDEN, FL 34787

2027

00-00-00-01016-000

BUILDING CHARACTERISTICS

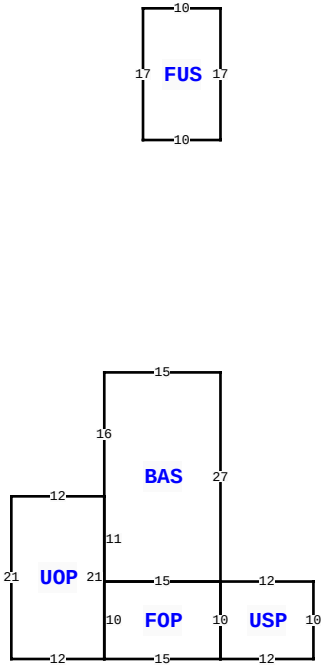
ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.17	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	405	100		405	42,459
FOP	150	30		45	4,717
FUS	170	100		170	17,822
UOP	252	20		50	5,242
USP	120	35		42	4,403
TOTALS	1,097			712	74,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	712	117.6600	129.43	92,154	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 0% - 0 Heated Area: 575 HX Base Yr



928 SW NEBRASKA TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	74,645
TOTAL MARKET OB/XF VALUE	1,640
TOTAL LAND VALUE - MARKET	64,800
TOTAL MARKET VALUE	141,085
SOH/AGL Deduction	16,242
ASSESSED VALUE	124,843
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,843
TOTAL JUST VALUE	141,085
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24362	TR/TRAILER	100	04/07/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0930/0463	7/02/2001	QC	Q	V	01	100

GRANTOR: GEORGE COVINGTON

GRANTEE: WILLIE A EDGAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S16 UOP= W12 S21 E12 N21$ S11 FOP= S10 E15 N10 W15$ E15 USP= S10 E12 N10 W12$ N27$ PTR= N30 FUS= N17 W10 S17 E10$ S30$.

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	12	24	288.00	UT	10.00	10.00	50	2015	2015	3	50	1,440	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,640

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	0.00	0.00	1.00	LT		1.00	1.00	0.90	24,000.00	21,600.00	21,600							
2	0000	C	VAC RES	0		A-1	0.00	0.00	2.00	LT		1.00	1.00	0.90	24,000.00	21,600.00	43,200							

REVIEW DATE 01/28/2016 BY DF Total Acres: 2.73 Total Land Value: 64,800 Market: 0 Agricultural: 0 Common: 64,800 PRINTED 11/19/2026 BY SYS