LOTS 127 THRU 131, UNIT 18 THREE
870-989,980, 870-2172, 873-2168,

KING ROBERT C/KING MICHELE
18251 CLEAR LAKE DR
LUTZ, FL 33548

2026

00-00-00-01119-000

BUILDING CHARACTERISTICS

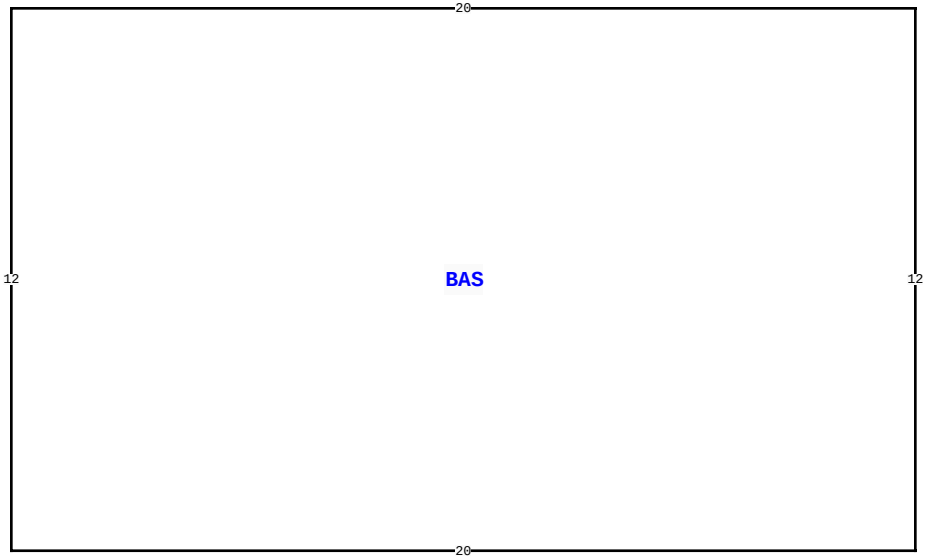
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.18	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	9,767
TOTALS	240			240	9,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	01	240	82.0440	52.51	12,602	2007	2007	0	0	0	22.50	77.50

1 STRG/CONV 0% - 0 Heated Area: 240 HX Base Yr



505 SW NEBRASKA TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	9,767
TOTAL MARKET OB/XF VALUE	7,300
TOTAL LAND VALUE - MARKET	36,000
TOTAL MARKET VALUE	53,067
SOH/AGL Deduction	0
ASSESSED VALUE	53,067
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,067
TOTAL JUST VALUE	53,067
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1162/2768	12/01/2008	QC	Q	V	01	100
GRANTOR: ROBERT C & MICHELLE J						
GRANTEE: ROBERT C & MICHELLE						
0873/2168	1/28/1999	WD	Q	V		16,500
GRANTOR: BYNUM						
GRANTEE: KING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S12 E20 N12$.

LAND DESCRIPTION

TOTAL OB/XF 7,300

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	500.00	400.00	5.00	LT		1.00	1.00	0.40	18,000.00	7,200.00	36,000							

REVIEW DATE 02/22/2016 BY DF Total Acres: 4.59 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 04/10/2026 BY SYS