ALL OF NE1/4 OF NE1/4 OF NW1/4 L
RD.

THOMPSON LYNN M/THOMPSON JANICE
85 RIDGE AVE SW
WINTER HAVEN, FL 33880

2027

01-6S-15-00491-000

BUILDING CHARACTERISTICS

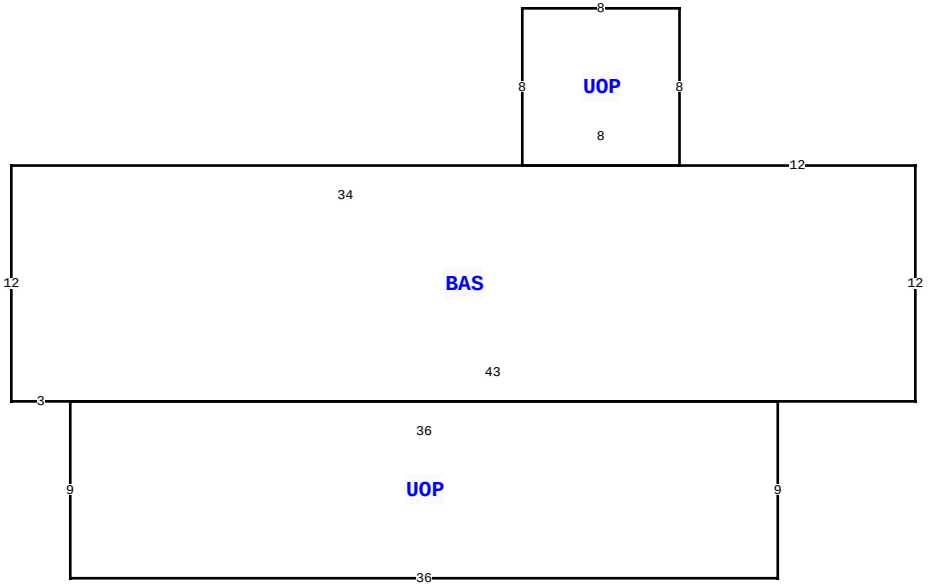
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	1615.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	552	100		552	11,208
UOP	64	25		16	325
UOP	324	25		81	1,645
TOTALS	940			649	13,177

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	649	84.6000	50.76	32,943	1973	1973	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 552 HX Base Yr



1159 SW SPRUCE RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	13,177
TOTAL MARKET OB/XF VALUE	7,300
TOTAL LAND VALUE - MARKET	77,870
TOTAL MARKET VALUE	98,347
SOH/AGL Deduction	29,595
ASSESSED VALUE	68,752
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,752
TOTAL JUST VALUE	98,347
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W12 W34 S12 E3 E43 N12 $
UOP=[ORIG=-43,12] S9 E36 N9 W36 $
UOP=[ORIG=-12,0] N8 W8 S8 E8 $
.

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	0102	C	SFR/MH	0		00	0.00	0.00	5.99	AC		1.00	1.00	1.00	13,000.00	13,000.00	77,870							

REVIEW DATE 04/30/2026 BY JB Total Acres: 5.99 Total Land Value: 77,870 Market: 0 Agricultural: 0 Common: 77,870 PRINTED 11/17/2026 BY SYS