

COMM NW COR OF SW1/4, RUN S 302  
 RUN E 485 FT TO W BANK OF RIVER,  
 W 485 FT, N 98 FT TO POB, BEING

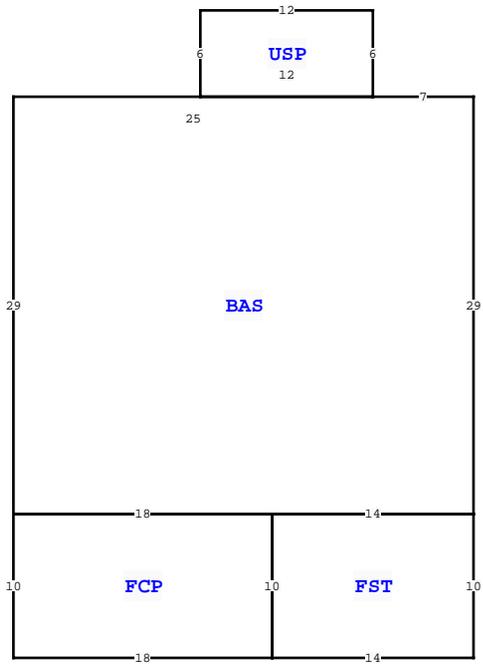
BOWEN SHERYL D  
 665 NW MCCLURG CT  
 WHITE SPRINGS, FL 32096

**2026**

11-2S-15-00021-000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	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	03
NEIGHBORHOOD/LOC	11215.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	928	100	
FCP	180	25	
FST	140	55	
USP	72	35	
TOTALS	1,320		1,075

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,075	110.5000	125.97	135,418	1968	1968		0	0	35.00	65.00
1 SINGLE FAM			100% - 1997	Heated Area: 928				HX Base Yr 1997				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			88,022
TOTAL MARKET OB/XF VALUE			4,000
TOTAL LAND VALUE - MARKET			14,700
TOTAL MARKET VALUE			106,722
SOH/AGL Deduction			46,083
ASSESSED VALUE			60,639
TOTAL EXEMPTION VALUE	HX HB		35,639
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			106,722
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			105,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0827/1233	8/30/1996	WD Q	Q	I		55,000
GRANTOR: JOSEPH DUXBURY JR						
GRANTEE: TODD BOWEN & SHERYL						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W7 USP= N6 W12 S6 E12 S W25 S29 FCP= S10 E18 N10 W18\$ E18 FST= S10 E14 N10 W14\$ E14 N29\$.	

EXTRA FEATURES																
L N	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	0031	BARN, MT AE	0	100	18	24	1.00	UT	0.00	100	1987	1987	3	100	3,500	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	400	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	100	
TOTALS													4,000			

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0132	C	SFR RIVER	100		00	98.00	485.00	98.00	FF		1.00	1.00	1.50	100.00	150.00	14,700							