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

**2027**

**11-2S-15-00021-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 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

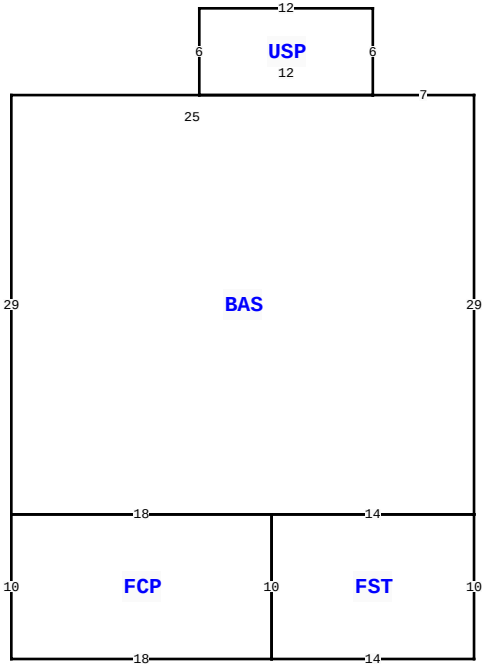
NEIGHBORHOOD/LOC 11215.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 928 | 100 | | 928 | 73,319 |
| FCP | 180 | 25 | | 45 | 3,556 |
| FST | 140 | 55 | | 77 | 6,083 |
| USP | 72 | 35 | | 25 | 1,975 |
| TOTALS | 1,320 | | | 1,075 | 84,933 |

## 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 | 121.55 | 130,666 | 1968 | 1968 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 1997 Heated Area: 928 HX Base Yr 1997




665 NW MCCLURG CT, WHITE SPRINGS

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 84,933 |
| TOTAL MARKET OB/XF VALUE | | 4,000 |
| TOTAL LAND VALUE - MARKET | | 14,700 |
| TOTAL MARKET VALUE | | 103,633 |
| SOH/AGL Deduction | | 41,175 |
| ASSESSED VALUE | | 62,458 |
| TOTAL EXEMPTION VALUE | HX HB | 37,458 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 103,633 |
| 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 | I | | 55,000 |

GRANTOR: JOSEPH DUXBURY JR

GRANTEE: TODD BOWEN & SHERYL

## BUILDING NOTES

## BUILDING DIMENSIONS

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

## 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 | 0031 | BARN,MT AE | 0 | 100 | 18 | 24 | 1.00 | UT | 0.00 | 0.00 | 100 | 1987 | 1987 | 3 | 100 | 3,500 | |
| 2 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 400 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 100 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,000

| 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 | 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 | | | | | | | |

REVIEW DATE 04/10/2023 BY kellen Total Acres: 1.09 Total Land Value: 14,700 Market: 0 Agricultural: 0 Common: 14,700 PRINTED 11/17/2026 BY SYS