COMM NW COR OF SW1/4, RUN S 50 F
RUN E 488 FT, S 252 FT ALONG W B
W 485 FT, N 252 FT TO POB.

FAIRCHILD SCOTT L/FAIRCHILD MARK S
119 WEYBRIDGE CIR, APT # D
ROYAL PALM BEACH, FL 33411

**2027**

**11-2S-15-00028-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 12 | HARDWOOD 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| 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

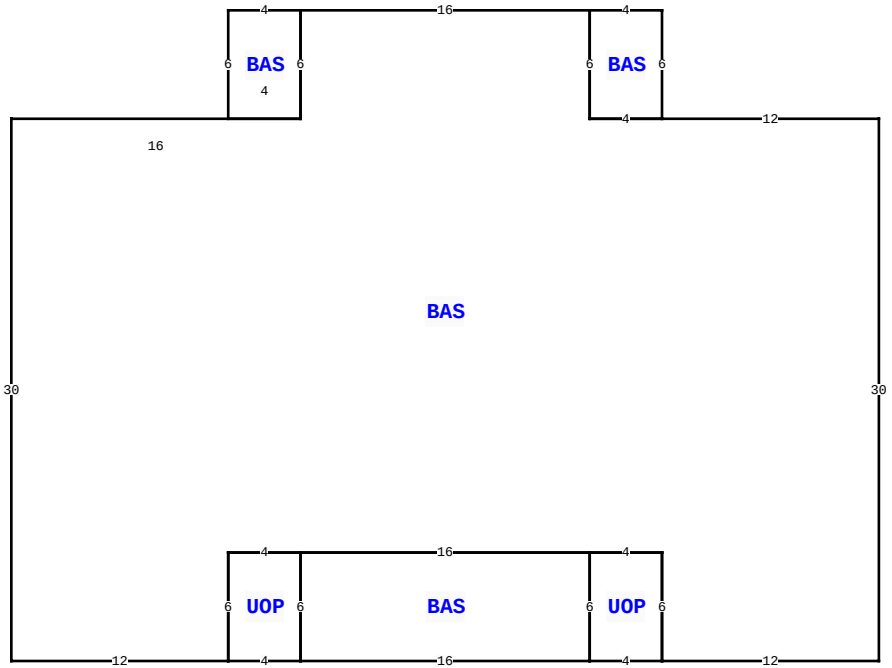
NEIGHBORHOOD/LOC 11215.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 24 | 100 | | 24 | 2,037 |
| BAS | 24 | 100 | | 24 | 2,037 |
| BAS | 96 | 100 | | 96 | 8,150 |
| BAS | 1,392 | 100 | | 1,392 | 118,167 |
| UOP | 24 | 20 | | 5 | 424 |
| UOP | 24 | 20 | | 5 | 424 |
| TOTALS | 1,584 | | | 1,546 | 131,240 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,546 | 118.7280 | 130.60 | 201,908 | 1960 | 1990 | 0 | 0 | 0 | 35.00 | 65.00 |

2 SINGLE FAM 0% - 2026 Heated Area: 1536 HX Base Yr




703 NW MCCLURG CT, WHITE SPRINGS

BLD DATE | LGL DATE
XF DATE | LAND DATE
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 | 0040 | BARN,POLE | 0 | 0 | 50 | 24 | 1.00 | UT | 0.00 | 0.00 | 100 | 1964 | 1964 | 3 | 100 | 1,000 | |
| 2 | 0021 | BARN,FR AE | 0 | 0 | 10 | 16 | 1.00 | UT | 0.00 | 0.00 | 100 | 1964 | 1964 | 3 | 100 | 800 | |
| 3 | 0031 | BARN,MT AE | 0 | 0 | 14 | 24 | 1.00 | UT | 0.00 | 0.00 | 100 | 1964 | 1964 | 3 | 100 | 300 | |
| 4 | 0294 | SHED WOOD/ | 0 | 0 | 10 | 16 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 200 | |
| 5 | 0210 | GARAGE U | 0 | 0 | 10 | 10 | 2.00 | UT | 200.00 | 200.00 | 100 | 1993 | 1993 | 3 | 100 | 400 | |
| 6 | 0296 | SHED METAL | 0 | 0 | 12 | 30 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 1,000 | |
| 7 | 0296 | SHED METAL | 0 | 0 | 8 | 18 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 400 | |
| 8 | 0210 | GARAGE U | 0 | 0 | 30 | 20 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 131,240 |
| TOTAL MARKET OB/XF VALUE | 5,300 |
| TOTAL LAND VALUE - MARKET | 25,200 |
| TOTAL MARKET VALUE | 161,740 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 161,740 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 161,740 |
| TOTAL JUST VALUE | 161,740 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 164,132 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1554/127 | 11/12/2025 | PB | U | I | 18 | 0 |
| GRANTOR: CLERK OF COURT (ZUBAC | | | | | | |
| GRANTEE: FAIRCHILD SCOTT L | | | | | | |
| 1331/0193 | 2/13/2017 | WD | Q | I | 01 | 115,000 |
| GRANTOR: EDWARD R JR & FAITH L | | | | | | |
| GRANTEE: THOMAS L EARL & LYN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W12 BAS= N6 W4 S6 E4$ W4 N6W16 BAS= W4 S6 E4 N6$ S6W16 S30 E12 UOP= E4 N6 W4 S6$N6 E4 BAS= S6 E16 N6 W16$ E16UOP= S6 E4 N6 W4 $ E4 S6 E12 N30$.

## LAND DESCRIPTION

TOTAL OB/XF 5,300

| 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 | 0132 | C | SFR RIVER | 0 | | 00 | 126.00 | 485.00 | 126.00 | FF | | 1.00 | 1.00 | 1.00 | 100.00 | 100.00 | 12,600 | | | | | | | |
| 2 | 0132 | C | SFR RIVER | 0 | | 00 | 126.00 | 485.00 | 126.00 | FF | | 1.00 | 1.00 | 1.00 | 100.00 | 100.00 | 12,600 | | | | | | | |

REVIEW DATE 04/10/2023 BY kellen Total Acres: 2.80 Total Land Value: 25,200 Market: 0 Agricultural: 0 Common: 25,200 PRINTED 11/17/2026 BY SYS