BEG SE COR OF NW1/4 OF NW1/4, RU
290 FT, S 608.3 FT, E 290 FT TO
NW1/4 OF NW1/4.

GARDE DEBORAH LYNN
2094 NW THUNDER ST
WHITE SPRING, FL 32096

2027

14-2S-15-00060-000

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		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

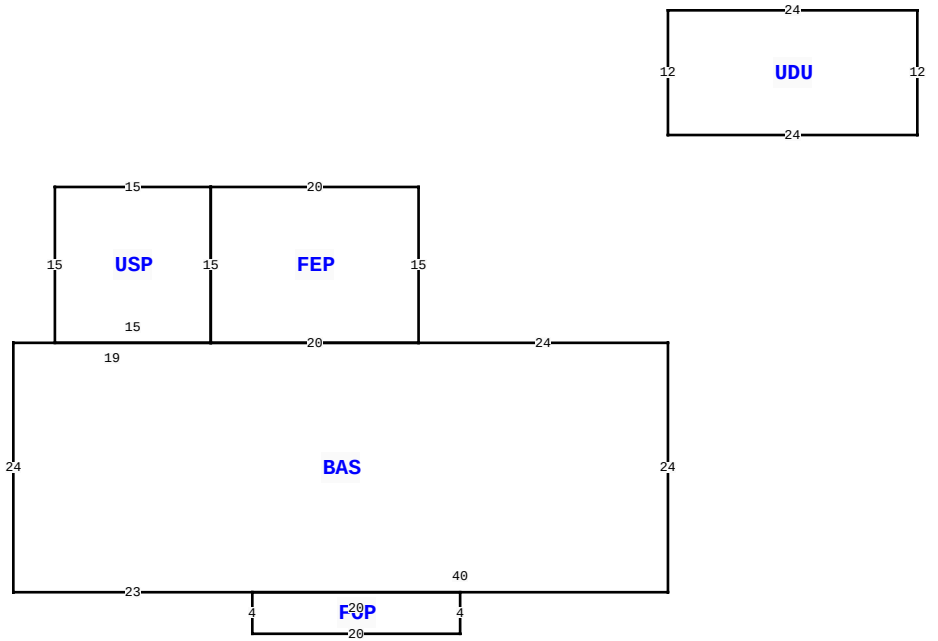
NEIGHBORHOOD/LOC 14215.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	115,872
FEP	300	80		240	18,392
FOP	80	30		24	1,840
UDU	288	55		158	12,108
USP	225	35		79	6,054
TOTALS	2,405			2,013	154,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,013	107.1850	117.90	237,333	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1512 HX Base Yr 2024



2094 NW THUNDER ST, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	100	12	24	1.00	UT	800.00	800.00	50	1993	1993	3	50	400	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	154,266
TOTAL MARKET OB/XF VALUE	5,500
TOTAL LAND VALUE - MARKET	36,000
TOTAL MARKET VALUE	195,766
SOH/AGL Deduction	57,023
ASSESSED VALUE	138,743
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	87,332
TOTAL JUST VALUE	195,766
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	198,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050656	Remodel	30,000	08/26/2024
000048554	Electrical Servic	0	11/01/2023
31857	MAINT/ALTR	40	04/03/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/1194	7/01/2022	WD	U	I	34	100
GRANTOR: GEORGALIS MAVIS R						
GRANTEE: PHILLIPS MARK P						
1470/1274	6/29/2022	WD	Q	I	01	250,000
GRANTOR: PHILLIPS MARK P						
GRANTEE: GARDE DEBORAH LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W24 W20 W19 S24 E23 E40 N24 $
FEP=[ORIG=-24,0] N15 W20 S15 E20 $
UDU=[ORIG=0,-20] N12 E24 S12 W24 $
USP=[ORIG=-44,0] N15 W15 S15 E15 $
FOP=[ORIG=-40,24] S4 E20 N4 W20 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,500

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	0110	C	SFR RURAL	100		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	36,000							

REVIEW DATE 11/22/2023 BY TW Total Acres: 4.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 11/16/2026 BY SYS