LOT 7 SHADOWWOOD ESTATES.

688-534, 741-293, 791-541, 791-5

BASS KATIE
805 NW SUNTILT CT
WHITE SPRINGS, FL 32096

2027

14-2S-15-00062-007

BUILDING CHARACTERISTICS

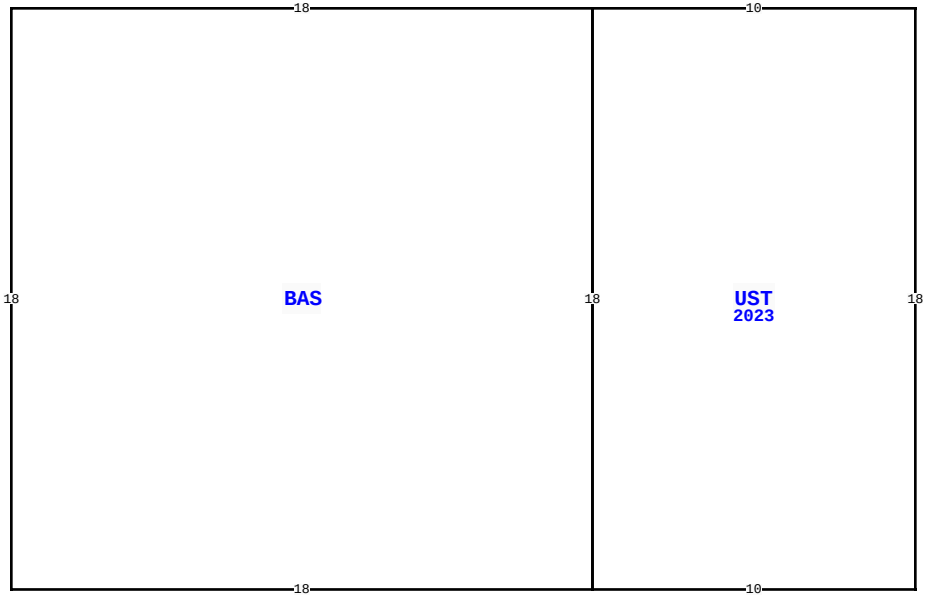
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	01	NONE 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC		14215.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	324	100		324	5,039
UST	180	45	2023	81	1,260
TOTALS	504			405	6,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	02	405	43.2000	25.92	10,498	2007	2007	0	0	0	40.00	60.00

2 STRG/CONV 0% - 1995 Heated Area: 324 HX Base Yr 1995



803 NW SUNTILT CT, 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0251	LEAN TO W/	0	100	10	18	180.00	UT	4.00	4.00	100	2005	2005	3	100	720	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0070	CARPORT UF	0	100	10	18	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
7	0081	DECKING WI	0	100	0	0	1.00	UT	200.00	200.00	100	2023	2022		100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		6,299
TOTAL MARKET OB/XF VALUE		13,420
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		44,719
SOH/AGL Deduction		14,381
ASSESSED VALUE		30,338
TOTAL EXEMPTION VALUE	98 HX HB WX	29,039
BASE TAXABLE VALUE		1,299
TOTAL JUST VALUE		44,719
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		44,928

SALE:4:1: LOT 7 SHADOWWOOD ESTATES

SALE:3:1: GEORGIANA JULIE DID NOT DEED HER PART

SALE:2:1: WD REPLACING AGREEMENT

SALE:1:1: $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052748	Mobile Home		03/28/2025
000052623	Right-of-Way Acce		03/18/2025
10821	M H	125	02/29/1996
8642	PUMP/UTPOL	30	07/26/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1025/0287	8/11/2004	WD	Q	V	01	100
GRANTOR: NELSON BEDENBAUGH						
GRANTEE: RICKY D & KATIE BAS						
1018/1207	4/14/2004	WD	Q	V	01	100
GRANTOR: DONALD R GLOVER						
GRANTEE: KATIE & RICKY D BAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W18 S18 E18 N18 $
UST=[YR=2023;ORIG=0,0] E10 S18 W10 N18 $
.

LAND DESCRIPTION

TOTAL OB/XF 13,420

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 10/20/2022 BY JB Total Acres: 4.65 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS