NW1/4 OF SE1/4 OF SE1/4.

JTWRS ORB 980-986, DC 1131-280

SPELLER ROSEMARY/SUMNER ROBERT CHARLES
1756 NW TIGER DRAIN RD
WHITE SPRINGS, FL 32096

2026

14-2S-15-00067-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

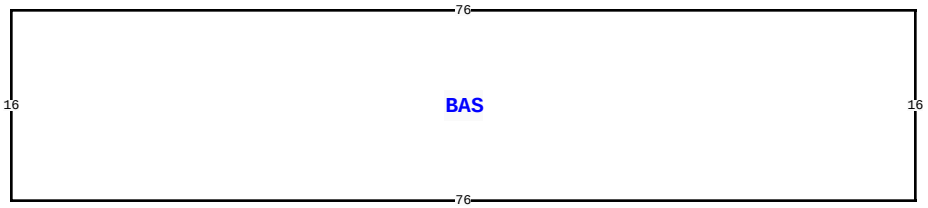
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,216	100		1,216	67,836
TOTALS	1,216			1,216	67,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,216	107.9000	101.43	123,339	1999	1999	0	0	0	45.00	55.00

2 MANUF 1 100% - 0 Heated Area: 1216 HX Base Yr



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		67,836
TOTAL MARKET OB/XF VALUE		8,050
TOTAL LAND VALUE - MARKET		47,320
TOTAL MARKET VALUE		123,206
SOH/AGL Deduction		66,176
ASSESSED VALUE		57,030
TOTAL EXEMPTION VALUE	HX HB SX	57,030
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		123,206
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40186	ELECTRICAL	0	07/22/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0609/0762	12/01/1986	WD	Q	I	01	15,000
GRANTOR:						
GRANTEE:						
0564/0512	5/01/1985	WD	Q	I	01	9,500
GRANTOR:						
GRANTEE:						

1756 NW TIGER DRAIN RD, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

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	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,050

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.70	6,500.00	4,550.00	4,550							
2	0000	C	VAC RES	100		A-1	0.00	0.00	9.40	AC		1.00	1.00	0.70	6,500.00	4,550.00	42,770							

REVIEW DATE 10/21/2022 BY JD Total Acres: 10.40 Total Land Value: 47,320 Market: 0 Agricultural: 0 Common: 47,320 PRINTED 01/16/2026 BY SYS