LOT 19 COLUMBIA ACRES S/D.

464 807, DC 757-334, WD 1092-270

BURNS DOUGLAS PAUL JR
12440 SW 1ST ST
PLANTATION, FL 33325

**2027**

**17-7S-17-10012-019**

## BUILDING CHARACTERISTICS

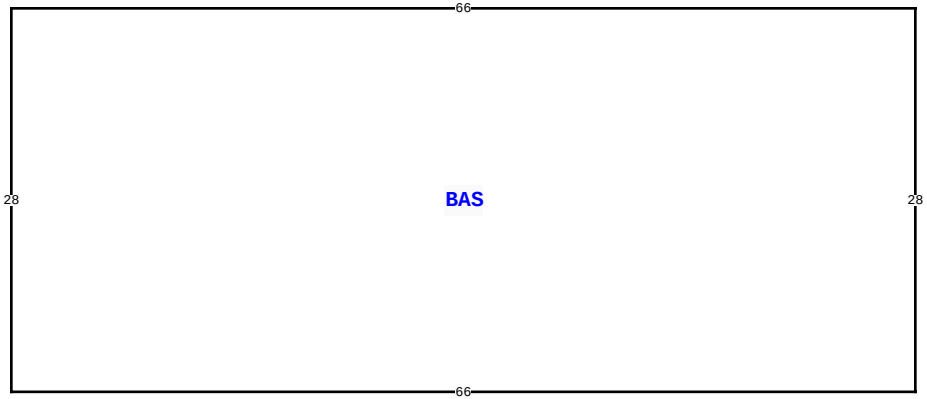
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 80 |
| Exterior Wall | 19 | COMMON BRK 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 02 |
| NEIGHBORHOOD/LOC | 17717.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,848 | 100 | | 1,848 | 109,182 |
| TOTALS | 1,848 | | | 1,848 | 109,182 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,848 | 115.5000 | 107.42 | 198,512 | 1991 | 1991 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 0% - 2024 Heated Area: 1848 HX Base Yr




341 SW FORTUNE WAY, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/07/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 109,182 |
| TOTAL MARKET OB/XF VALUE | 8,450 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 182,632 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 182,632 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 182,632 |
| TOTAL JUST VALUE | 182,632 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 183,800 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000054949 | Electrical Servic | | 02/04/2026 |
| 24884 | SFR | 881 | 08/18/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1440/2316 | 6/23/2021 | LE | U | I | 14 | 100 |
| GRANTOR: ORR JAYNE | | | | | | |
| GRANTEE: BURNS DOUGLAS PAUL | | | | | | |
| 1092/2707 | 8/09/2006 | WD | Q | I | | 147,500 |
| GRANTOR: AGNES LAUSTRA | | | | | | |
| GRANTEE: JAYNE ORR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W66 S28 E66 N28$.

## 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 | 0 | 12 | 12 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 250 | |
| 2 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2017 | 2017 | 3 | 100 | 1,200 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,450

| 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 | 0 | | 00 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |

REVIEW DATE 03/26/2026 BY TW Total Acres: 5.12 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS