COMM NE COR OF SEC, S 208.75 FT
208.75 FT, W 208.75 FT, N 208.75
TO POB.

VERRECCHIO JOHN ROBERT JR/MATHEWS HOLLY MARIE
1276 NW TIGER DRAIN RD
WHITE SPRINGS, FL 32096

2027

23-2S-15-00068-001

BUILDING CHARACTERISTICS

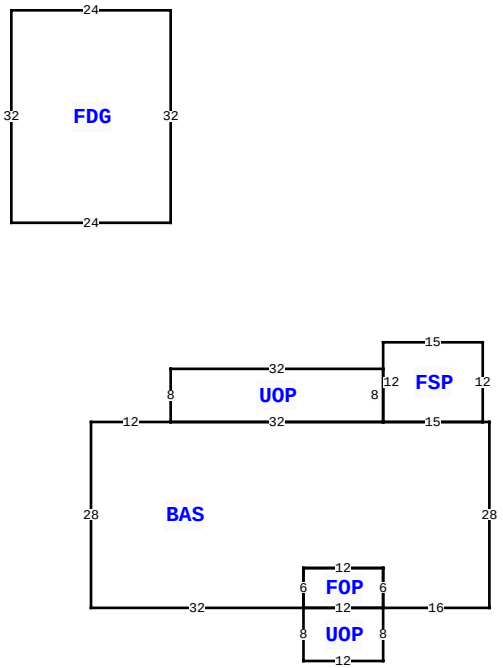
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 03
NEIGHBORHOOD/LOC	23215.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,608	100		1,608	138,897
FDG	768	75		576	49,754
FOP	72	35		25	2,160
FSP	180	40		72	6,219
UOP	96	25		24	2,073
UOP	256	25		64	5,528
TOTALS	2,980			2,369	204,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,369	113.9000	109.34	259,026	2002	2015	0	0	0	21.00	79.00

1 MANUF 2 100% - 2024 Heated Area: 1608 HX Base Yr 2024



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

1276 NW TIGER DRAIN RD, WHITE SPRINGS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		204,631
TOTAL MARKET OB/XF VALUE		16,340
TOTAL LAND VALUE - MARKET		12,000
TOTAL MARKET VALUE		232,971
SOH/AGL Deduction		0
ASSESSED VALUE		232,971
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		176,560
TOTAL JUST VALUE		232,971
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049798	Roof Replacement	15,000	05/14/2024
19484	M H	125	04/30/2002
18850	GARAGE	105	10/17/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1489/170	4/25/2023	WD	Q	I	01	272,500
GRANTOR: MCDANIEL LISA						
GRANTEE: VERRECCHIO JOHN ROB						
1489/1720	4/17/2023	WD	U	I	11	100
GRANTOR: RAILEY CHARLES W SR						
GRANTEE: MCDANIEL LISA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W12 S28 E32 N6 E12 S6 E16 N28 W1 W15 W32 $
FDG=[ORIG=0,-30] N32 W24 S32 E24 $
UOP=[ORIG=32,0] N8 W32 S8 E32 $
FSP=[ORIG=47,0] N12 W15 S12 E15 $
UOP=[ORIG=20,28] S8 E12 N8 W12 $
FOP=[ORIG=20,28] E12 N6 W12 S6 $
.

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	0166	CONC,PAVMT	0	100	16	51	816.00	UT	2.50	2.50	100	2005	2005	3	100	2,040	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	
8	0081	DECKING WI	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

LAND DESCRIPTION

TOTAL OB/XF 16,340

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	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 06/03/2024 BY JS Total Acres: 1.00 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/17/2026 BY SYS