W1/2 OF NW1/4 OF NE1/4, EX 5
AC DESC ORB 865-1698.
ORB 712-829, DC 1343-170,

FULTON MARGARET ANN
115 NW BIGGINS CT
WHITE SPRINGS, FL 32096

2027

23-2S-15-00072-001

BUILDING CHARACTERISTICS

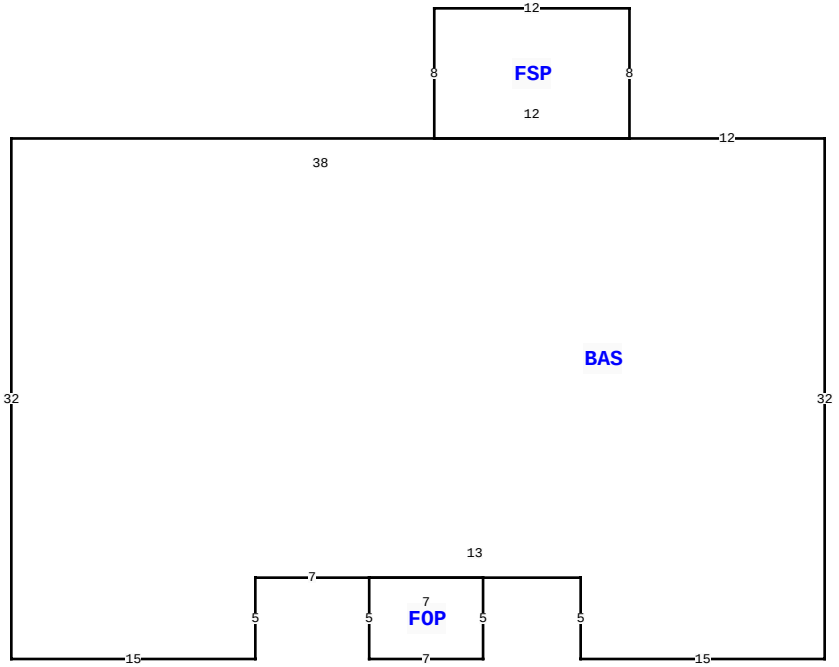
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	23215.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100		1,500	116,724
FOP	35	30		10	778
FSP	96	40		38	2,957
TOTALS	1,631			1,548	120,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,548	108.5040	119.35	184,754	1996	1996	0	0	0	34.80	65.20

1 SINGLE FAM 100% - 2017 Heated Area: 1500 HX Base Yr 2017



115 NW BIGGENS CT, WHITE SPRINGS

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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	0030	BARN,MT	0	100	24	24	576.00	UT	9.00	9.00	80	2013	2013	3	80	4,147	
2	0251	LEAN TO W/	0	100	16	24	384.00	UT	3.50	3.50	100	2013	2013	3	100	1,344	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		120,460
TOTAL MARKET OB/XF VALUE		7,591
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		173,051
SOH/AGL Deduction		52,829
ASSESSED VALUE		120,222
TOTAL EXEMPTION VALUE	95 HX HB WX	120,222
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		173,051
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,241

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045315	Roof Replacement	11,659	08/29/2022
000045304	Roof Replacement	11,659	08/26/2022
14429	M H	125	08/21/1998
10626	SFR	250	01/09/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0712/0829	3/08/1990	WD	Q	V		16,000

GRANTOR: W L ANDERSON
GRANTEE: BRETT FULTON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N8 W12 S8 E12$W38 S32 E15 N5 E7 FOP= S5 E7 N5 W7$ E13 S5 E15 N32$.

LAND DESCRIPTION

TOTAL OB/XF 7,591

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	0100	C	SFR	100		00	0.00	0.00	15.00	AC		1.00	1.00	0.50	6,000.00	3,000.00	45,000							

REVIEW DATE 11/17/2022 BY JS Total Acres: 15.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2026 BY SYS