COMM NW COR, RUN E 477.60 FT, S
R/W NOVA RD FOR POB, CONT S 475
E R/W NW TIGER DRAIN RD, N ALONG

BACH CHESTER LIVING TRUST
1313 NW TIGER DRAIN
WHITE SPRINGS, FL 32096

2027

24-2S-15-00084-001

BUILDING CHARACTERISTICS

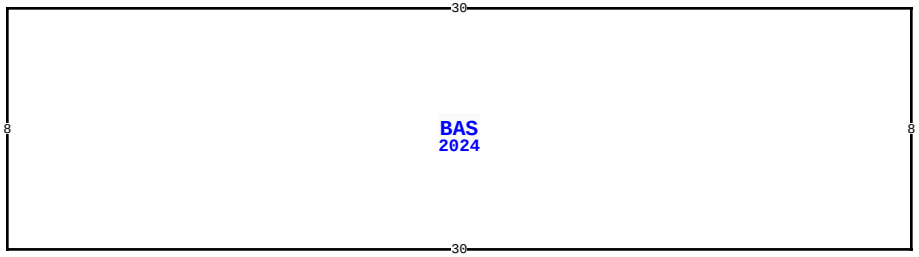
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Exterior Wall	00	N/A 0
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	24215.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100	2024	240	2,843
TOTALS	240			240	2,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	240	42.0000	25.20	6,048	2005	2005	0	0	0	53.00	47.00

1 MOBILE HME 100% - 2025 Heated Area: 240 HX Base Yr 2025



1313 NW TIGER DRAIN RD, 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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
5	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	
6	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	100	2021	2020		100	500	
7	0040	BARN,POLE	0	100	40	50	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
8	0252	LEAN-TO W/	0	100	14	40	1.00	UT	400.00	400.00	100	2023	2022		100	400	
9	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		2,843
TOTAL MARKET OB/XF VALUE		16,400
TOTAL LAND VALUE - MARKET		11,588
TOTAL MARKET VALUE		30,831
SOH/AGL Deduction		688
ASSESSED VALUE		30,143
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		5,143
TOTAL JUST VALUE		30,831
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		30,831

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051248	Electrical Servic	0	10/24/2024
35649	M H	488	08/03/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1524/141	9/19/2024	QC	U	I	11	100
GRANTOR: RAILEY CHARLES W SR						
GRANTEE: BACH CHESTER LIVING						
0952/0209	4/24/2002	WD	Q	V	01	100
GRANTOR: ROBERT & DALE BACH						
GRANTEE: CHARLES W SR & ARLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,20] S8 E30 N8 W30 $

.

LAND DESCRIPTION

TOTAL OB/XF 13,800

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	5.15	AC		1.00	0.50	0.25	9,000.00	2,250.00	11,588							

REVIEW DATE 12/06/2024 BY tommy Total Acres: 5.15 Total Land Value: 11,588 Market: 0 Agricultural: 0 Common: 11,588 PRINTED 11/17/2026 BY SYS

COMM NW COR, RUN E 477.60 FT, S
R/W NOVA RD FOR POB, CONT S 475
E R/W NW TIGER DRAIN RD, N ALONG

BACH CHESTER LIVING TRUST
1313 NW TIGER DRAIN
WHITE SPRINGS, FL 32096

2027

24-2S-15-00084-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	24215.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		2,843
TOTAL MARKET OB/XF VALUE		16,400
TOTAL LAND VALUE - MARKET		11,588
TOTAL MARKET VALUE		30,831
SOH/AGL Deduction		688
ASSESSED VALUE		30,143
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		5,143
TOTAL JUST VALUE		30,831
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		30,831

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1524/141	9/19/2024	QC	U	I	11	100
GRANTOR: RAILEY CHARLES W SR						
GRANTEE: BACH CHESTER LIVING						
0952/0209	4/24/2002	WD	Q	V	01	100
GRANTOR: ROBERT & DALE BACH						
GRANTEE: CHARLES W SR & ARLE						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
12	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
13	0263	PRCH,USP	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,600

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

REVIEW DATE 12/06/2024 BY tommy Total Acres: 5.15 Total Land Value: 11,588 Market: 0 Agricultural: 0 Common: 11,588 PRINTED 11/17/2026 BY SYS