

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

2026

24-2S-15-00084-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	01	MINIMUM 100	
Exterior Wall	00	N/A 0	
Roof Structure	01	FLAT 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floor	13	LAM/VNLPLK 100	
Interior Floor	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
BAS	240	100	2024
TOTALS	240		2,843

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100% - 2025		25.20	6,048	2005	2005	0	0	53.00	47.00
			Heated Area: 240			HX Base Yr 2025					
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2024 </div>											

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		1,566	
ASSESSED VALUE		29,265	
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE		4,265	
TOTAL JUST VALUE		30,831	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		28,496	

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: RAILLEY 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						

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

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

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

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

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ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD 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 1,566 ASSESSED VALUE 29,265 TOTAL EXEMPTION VALUE HX HB 25,000 BASE TAXABLE VALUE 4,265 TOTAL JUST VALUE 30,831 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 28,496											
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																															
EXTRA FEATURES										BLD DATE		LGL DATE	05/11/2026	MLU																	
L N	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																
										XF DATE		LAND DATE																			
										INC DATE		AG DATE																			
LAND DESCRIPTION										TOTAL OB/XF 2,600																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 06/01/2026 BY SYS																															

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BUILDING NOTES									

BUILDING DIMENSIONS									