S1/2 OF NW1/4 & W1/2 OF NW1/4 OF OF SW1/4 OF NE1/4 & BEG NW COR O NW1/4, E 515.53 FT, S 591.47 FT,

1003 NW TIGER DRAIN RD LLC
799 NE 2ND AVE
DELAY BEACH, FL 33444

2027

24-2S-15-00087-000

BUILDING CHARACTERISTICS

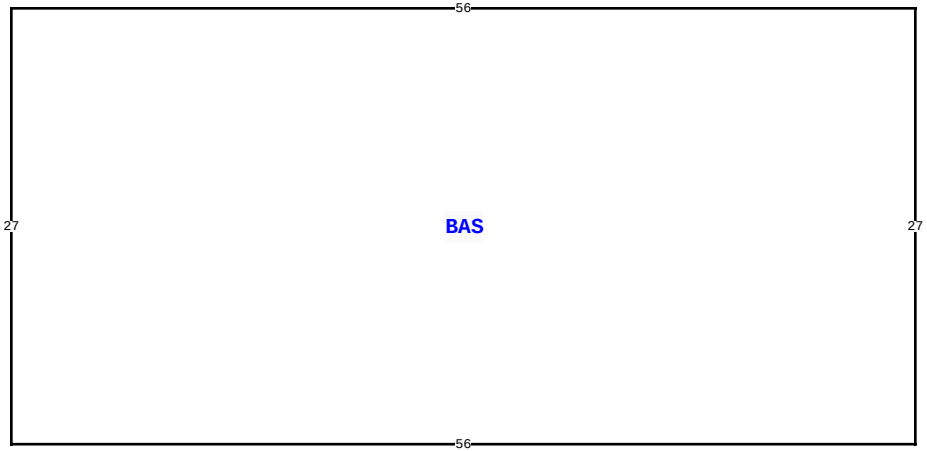
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	1,512	100		1,512	156,648
TOTALS	1,512			1,512	156,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,512	115.0000	113.85	172,141	2020	2020	0	0	0	9.00	91.00

1 MANUF 3 100% - 2021 Heated Area: 1512 HX Base Yr 2021



1003 NW TIGER DRAIN RD, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	04/25/2022 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		156,648
TOTAL MARKET OB/XF VALUE		59,400
TOTAL LAND VALUE - MARKET		434,200
TOTAL MARKET VALUE		264,125
SOH/AGL Deduction		162,271
ASSESSED VALUE		101,854
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		50,443
TOTAL JUST VALUE		650,248
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		617,627

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40801	M H	0	10/27/2020
40110	STORAGE	0	07/07/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/2496	1/07/2026	WD	Q	I	01	920,000
GRANTOR: FASE KRISTOPHER J						
GRANTEE: 1003 NW TIGER DRAIN						
1346/1994	10/23/2017	WD	Q	I	03	160,000
GRANTOR: NUVIEW IRA INC FBO LL						
GRANTEE: KRISTOPHER J & KARE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

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	40	60	2,400.00	UT	18.00	18.00	100	2020	2020	3	100	43,200	
2	0150	CLFENCE 8	0	100	0	0	240.00	UT	10.00	10.00	75	2015	2015	3	75	1,800	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	300	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	100	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 59,400

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	1.50	AC		1.00	1.00	1.00	3,000.00	3,000.00	4,500							
2	5600	A	TIMBER 3	100					117.00	AC		1.00	1.00	1.00	281.00	281.00	32,877							
3	6200	A	PASTURE 3	100					25.00	AC		1.00	1.00	1.00	280.00	280.00	7,000							
4	9910	M	MKT.VAL.AG	100					142.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	426,000							
5	9105	C	TOWER SITE	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,700.00	3,700.00	3,700							

REVIEW DATE 04/14/2026 BY TP Total Acres: 144.50 Total Land Value: 48,077 Market: 426,000 Agricultural: 39,877 Common: 8,200 PRINTED 11/17/2026 BY SYS