N1/2 OF NW1/4 OF SW1/4

LEE JOHN ESTATE
C/O JESSIE VICKS III, 751 NW TIGER DRAIN RD
WHITE SPRINGS, FL 32096

2027

24-2S-15-00088-000

BUILDING CHARACTERISTICS

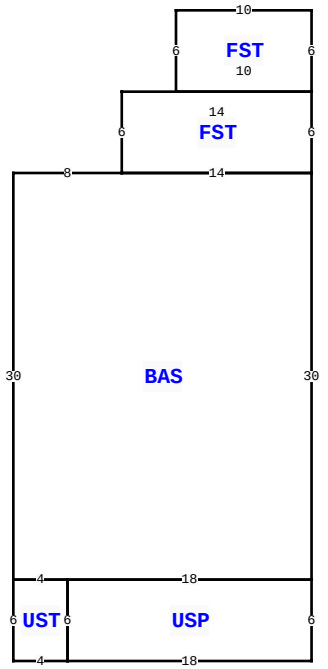
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	660	100		660	32,416
FST	60	55		33	1,620
FST	84	55		46	2,259
USP	108	35		38	1,866
UST	24	45		11	540
TOTALS	936			788	38,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	788	68.6880	75.56	59,541	1952	1952	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 660 HX Base Yr



751 NW TIGER DRAIN RD, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
INC DATE		AG DATE	04/25/2022 SPF

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
2	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50	2.50	50	2005	2005	3	50	450	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	38,702
TOTAL MARKET OB/XF VALUE	3,650
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	56,307
SOH/AGL Deduction	0
ASSESSED VALUE	56,307
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,307
TOTAL JUST VALUE	152,352
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W8 S30 E4 E18 N30 W14 $
USP=[ORIG=-4,30] S6 E18 N6 W18 $
FST=[ORIG=14,0] N6 W14 S6 E14 $
FST=[ORIG=14,-6] N6 W10 S6 E10 $
UST=[ORIG=-8,30] S6 E4 N6 W4 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,650

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	0110	C	SFR RURAL	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	5500	A	TIMBER 2	0			0.00	0.00	19.00	AC		1.00	1.00	1.00	445.00	445.00	8,455							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	104,500							

REVIEW DATE 11/03/2022 BY JD Total Acres: 20.00 Total Land Value: 13,955 Market: 104,500 Agricultural: 8,455 Common: 5,500 PRINTED 11/17/2026 BY SYS