BEG NW COR OF S1/2 OF NW1/4 OF S
S 260 FT, E 260 FT, N 260 FT, W

TILLMAN FRED ESTATE
803 SW HELEN TER
LAKE CITY, FL 32025

2026

24-2S-15-00088-002

BUILDING CHARACTERISTICS

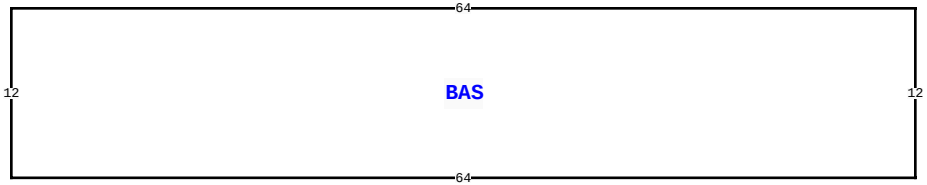
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	768	100		768	12,528
TOTALS	768			768	12,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	768	67.9590	40.78	31,319	1981	1981	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 768 HX Base Yr



703 NW TIGER DRAIN RD, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	12,528
TOTAL MARKET OB/XF VALUE	7,200
TOTAL LAND VALUE - MARKET	17,050
TOTAL MARKET VALUE	36,778
SOH/AGL Deduction	2,974
ASSESSED VALUE	33,804
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,804
TOTAL JUST VALUE	36,778
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	32,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044049	Electrical Servic	0	03/30/2022

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S12 E64 N12$.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 7,200

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	0102	C	SFR/MH	0		A-1	0.00	0.00	1.55	AC		1.00	1.00	1.00	11,000.00	11,000.00	17,050							

REVIEW DATE 11/03/2022 BY JD Total Acres: 1.55 Total Land Value: 17,050 Market: 0 Agricultural: 0 Common: 17,050 PRINTED 06/01/2026 BY SYS