NW1/4 OF NW1/4 LYING E OF
I-75 & N OF SPRINGFIELD CO RD.

KENT ANTHONY DOUGLAS/KENT MELONIE ANN
280 NW TIGER DRAIN RD
WHITE SPRINGS, FL 32096

2027

25-2S-15-00093-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Kitchen Adjus	02	02 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 03

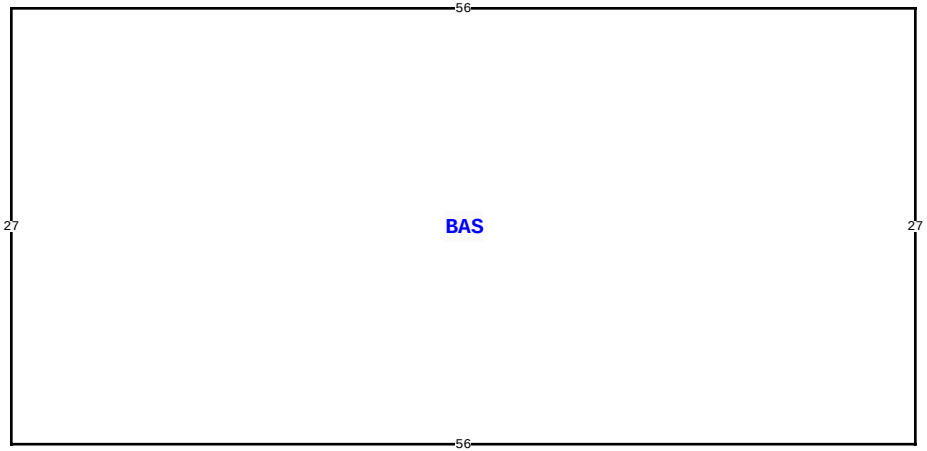
NEIGHBORHOOD/LOC 25215.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	106,187
TOTALS	1,512			1,512	106,187

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	123.7950	115.13	174,077	2009	2009	0	0	0	39.00	61.00

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



280 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	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2021	2020		100	1,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2021	2020		100	2,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		106,187
TOTAL MARKET OB/XF VALUE		17,500
TOTAL LAND VALUE - MARKET		62,370
TOTAL MARKET VALUE		186,057
SOH/AGL Deduction		53,667
ASSESSED VALUE		132,390
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		80,979
TOTAL JUST VALUE		186,057
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27505	M H	694	12/02/2008
10217	M H	125	09/19/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1427/691	12/10/2020	WD	Q	I	01	155,000
GRANTOR: BAKER ROY L & ELIZABE						
GRANTEE: KENT ANTHONY DOUGLA						
0905/1542	6/29/2000	WD	Q	I		20,000
GRANTOR: L DICKS						
GRANTEE: ROY & ELIZABETH BAK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 17,500

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		00	0.00	0.00	6.93	AC		1.00	1.00	1.00	9,000.00	9,000.00	62,370							

REVIEW DATE 12/01/2022 BY KS Total Acres: 6.93 Total Land Value: 62,370 Market: 0 Agricultural: 0 Common: 62,370 PRINTED 11/17/2026 BY SYS