

LOT 11A BLOCK 1 OAK RIDGE S/D UN
OF SW1/4 OF SW1/4, N 395.94 FT A
LAKE BLVD, W 87.50 FT FOR POB, C

BP PROPERTIES LLC
485 SW WINTHROP PL
FT WHITE, FL 32038

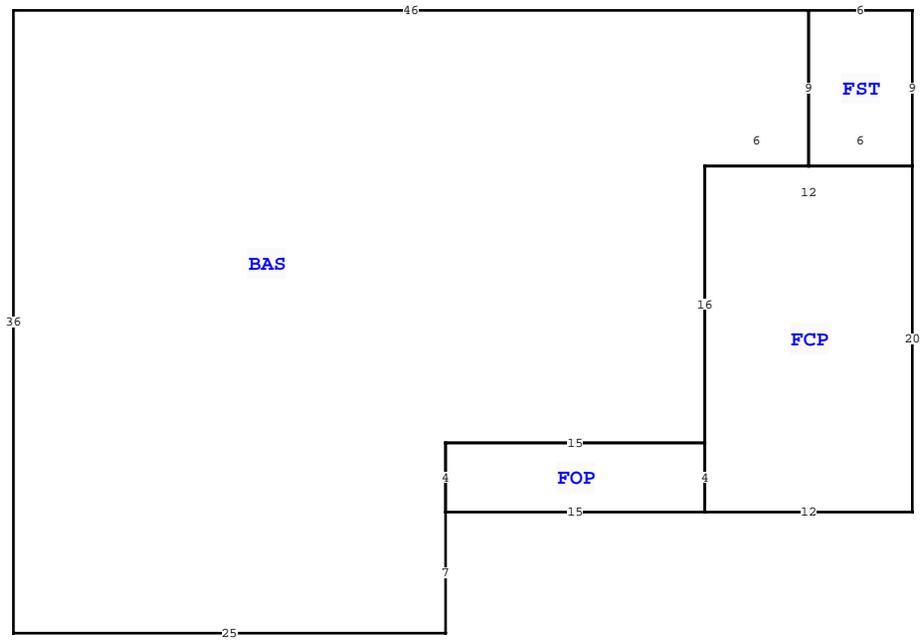
2026

30-3S-17-05867-010



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	12	HARDWOOD	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	30317.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,329	100	
FCP	240	25	
FOP	60	30	
FST	54	55	
TOTALS	1,683		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,437	125.6320	143.22	205,807	1978	1995		0	0	30.00	70.00
1 SINGLE FAM 0% - 0 Heated Area: 1329 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		1
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		144,065
TOTAL MARKET OB/XF VALUE		850
TOTAL LAND VALUE - MARKET		10,930
TOTAL MARKET VALUE		155,845
SOH/AGL Deduction		0
ASSESSED VALUE		155,845
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		155,845
TOTAL JUST VALUE		155,845
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1327/1476	12/12/2016	WD	Q	I	01	102,500
GRANTOR: MCCULLOUGH RENTALS LL						
GRANTEE: BP PROPERTIES LLC						
1080/2196	4/10/2006	WD	Q	I	01	100
GRANTOR: TODD & CAROLYN MCCULL						
GRANTEE: MCCULLOUGH RENTALS						

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	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	
4	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
TOTALS															850		

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	0100	C	SFR	0		00	0.00	0.00	11,505.01	SF		1.00	1.00	1.00	0.95	0.95	10,930							