COMM SE COR OF SW1/4, RUN N 683. RUN W 648.40 FT, N 667.62 FT, E 674.06 FT TO POB. (AKA LOT 11 SA

GILLETTE MARK/GILLETTE BRETT WILLIAM
12901 SW 52ND STREET
SOUTHWEST RANCHES, FL 33330

2027

30-6S-16-04001-111

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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 02

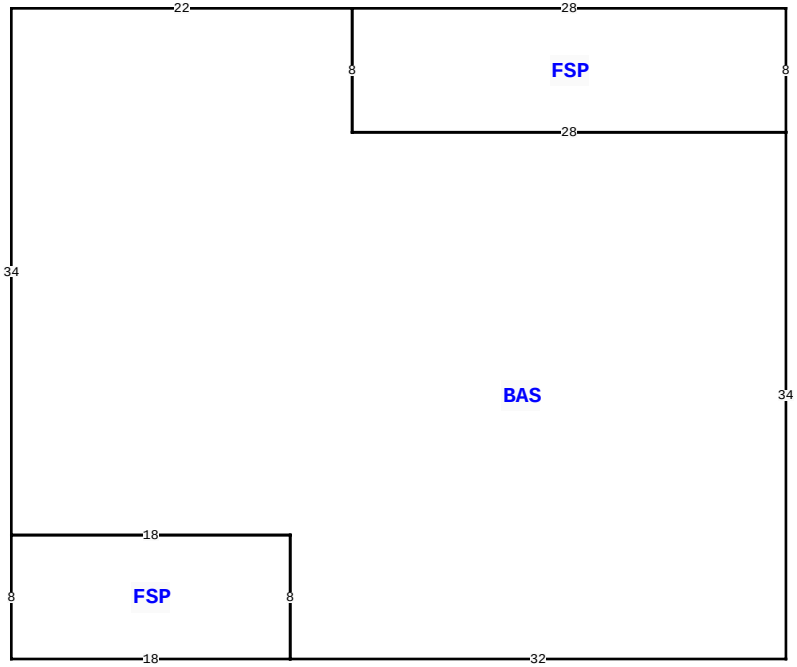
NEIGHBORHOOD/LOC 30616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,732	100		1,732	171,220
FSP	144	40		58	5,734
FSP	224	40		90	8,897
TOTALS	2,100			1,880	185,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,880	121.4440	133.59	251,149	1999	1999	0	0	0	26.00	74.00

1 SINGLE FAM 0% - 2023 Heated Area: 1732 HX Base Yr



145 SW LEAH CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	185,850
TOTAL MARKET OB/XF VALUE	2,346
TOTAL LAND VALUE - MARKET	110,110
TOTAL MARKET VALUE	298,306
SOH/AGL Deduction	0
ASSESSED VALUE	298,306
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	298,306
TOTAL JUST VALUE	298,306
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	301,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15404	SFR	280	04/21/1999
13092	PUMP/UTPOL	75	09/23/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
884/1826	4/08/1999	LE	U	I	14	100
GRANTOR: GILLETTE SHERMAN C						
GRANTEE: GILLETTE SHERMAN C						
0831/1941	11/27/1996	WD	Q	V		28,500
GRANTOR: BULLARD MANAGEMENT SE						
GRANTEE: GILLETTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S34 FSP= S8 E18 N8 W18$ E18 S8 E32 N34 FSP= N8 W28 S8 E28$ W28 N8$.

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	0166	CONC,PAVMT	0	0	0	0	204.00	UT	1.50	1.50	100	1999	1999	3	100	306	
2	0294	SHED WOOD/	0	0	10	16	160.00	UT	7.50	7.50	70	1999	1999	3	70	840	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,346

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	0100	C	SFR	0		00	0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

REVIEW DATE 05/21/2026 BY JB Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS