E1/2 OF SW1/4 OF SE1/4.

658-519, WD 1385-1420,

**BRETZ PHILLIP MICHAEL/BRETZ SHARON ANN**
1143 NE FRANK JAMES RD
WHITE SPRINGS, FL 32096

**2027**

**32-1N-17-04466-001**

## BUILDING CHARACTERISTICS

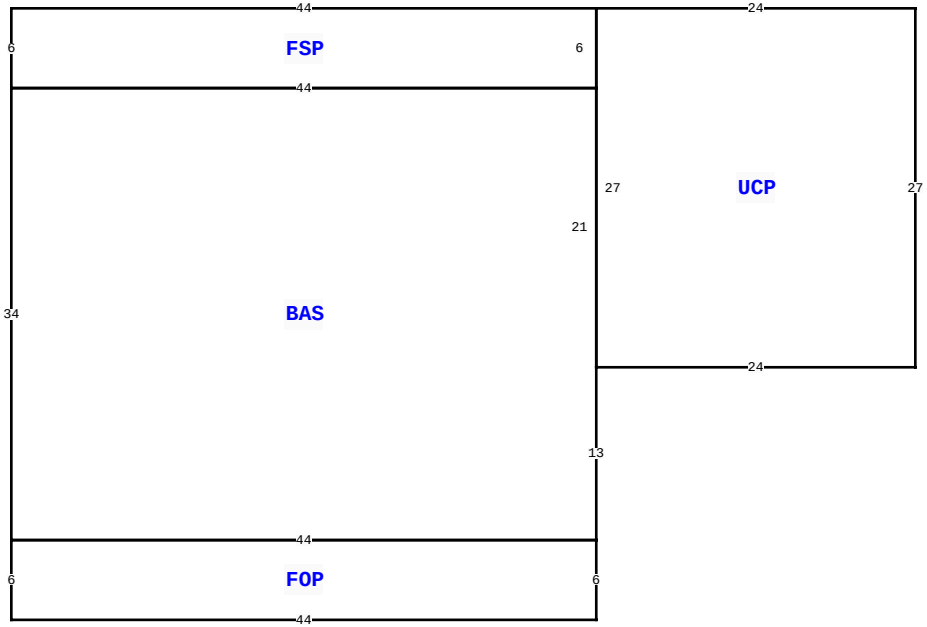
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 05 |
| NEIGHBORHOOD/LOC | 900117.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,496 | 100 | | 1,496 | 127,854 |
| FOP | 264 | 30 | | 79 | 6,752 |
| FSP | 264 | 40 | | 106 | 9,059 |
| UCP | 648 | 20 | | 130 | 11,110 |
| TOTALS | 2,672 | | | 1,811 | 154,774 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,811 | 112.6020 | 123.86 | 224,310 | 1994 | 1994 | 0 | 0 | 0 | 31.00 | 69.00 |

1 SINGLE FAM 100% - 2020 Heated Area: 1496 HX Base Yr 2020




1143 NE FRANK JAMES RD, WHITE SPRINGS

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/23/2021 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 154,774 |
| TOTAL MARKET OB/XF VALUE | | 3,500 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 164,846 |
| SOH/AGL Deduction | | 70,580 |
| ASSESSED VALUE | | 94,266 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 42,855 |
| TOTAL JUST VALUE | | 208,274 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 211,086 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 34077 | PUMP/UTPOL | 50 | 05/20/2016 |
| 7409 | SFR | 38,000 | 07/26/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1385/1420 | 5/30/2019 | WD | Q | I | 01 | 210,000 |

GRANTOR: SALLY ANN DAVIS

GRANTEE: PHILLIP MICHAEL & S

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP= N6 W44 S6 E44$ BAS= W44 S34 FOP= S6 E44 N6 W44$ E44 N13
UCP= E24 N27 W24 S27$ N21$.

## 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 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 2 | 0040 | BARN,POLE | 0 | 100 | 36 | 30 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 400 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 24 | 12 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 400 | |
| 4 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 16 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 100 | |
| 5 | 0263 | PRCH,USP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 200 | |
| 6 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 400 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,500

| 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 | 0100 | C | SFR | 100 | | 00 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 2,500.00 | 2,500.00 | 2,500 | | | | | | | |
| 2 | 5910 | A | SWAMP/CYPRES | 0 | | 00 | 0.00 | 0.00 | 5.20 | AC | | 1.00 | 1.00 | 1.00 | 40.00 | 40.00 | 208 | | | | | | | |
| 3 | 6200 | A | PASTURE 3 | 100 | | | | | 13.80 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 3,864 | | | | | | | |
| 4 | 9910 | M | MKT.VAL.AG | 100 | | | | | 19.00 | AC | | 1.00 | 1.00 | 1.00 | 2,500.00 | 2,500.00 | 47,500 | | | | | | | |

REVIEW DATE 07/15/2015 BY DF Total Acres: 20.00 Total Land Value: 6,572 Market: 47,500 Agricultural: 4,072 Common: 2,500 PRINTED 11/17/2026 BY SYS