

BEG SE COR OF NW1/4 OF SW1/4, N
1320.79 FT TO W LINE OF SEC 32,
1321.24 FT TO POB.

LEIVA TANIA
12367 SEAGATE ST
SPRING HILL, FL 34609

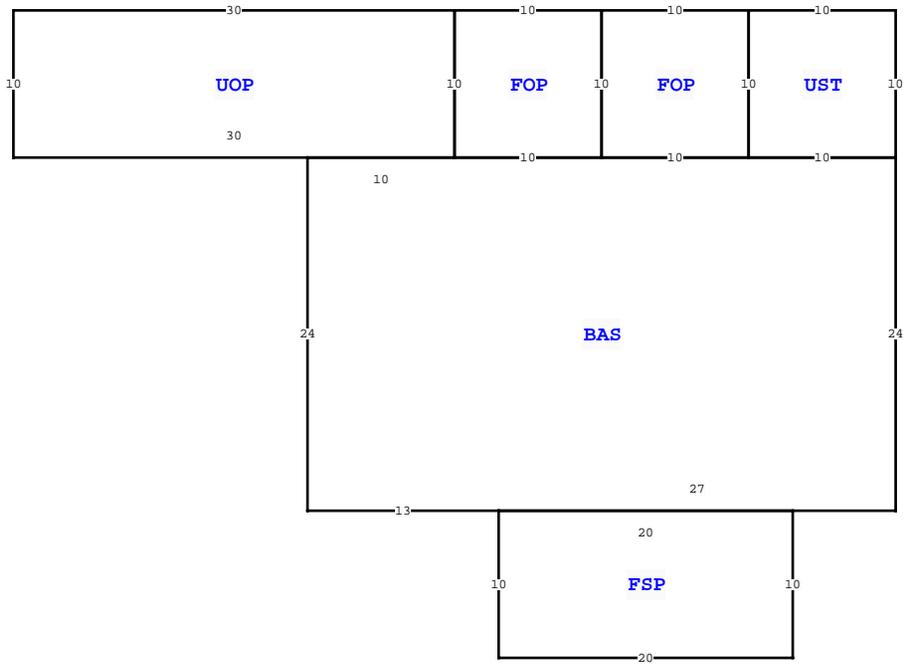
2026

32-6S-16-04015-000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	04 PLYWOOD 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Stories	1. 1. 100
ArchitECTUAL	01 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 02
NEIGHBORHOOD/LOC	32616.00 1.00/
AREA TYPE	TOTAL GROSS AREA
PCT OF BASE	YEAR
TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960 100 960 25,378
FOP	100 35 35 925
FOP	100 35 35 925
FSP	200 40 80 2,115
UOP	300 25 75 1,983
UST	100 45 45 1,190
TOTALS	1,760 1,230 32,516

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,230	104.9000	66.09	81,291	1973	1973	0	0	60.00	40.00		
1 MOBILE HME 0% - 0 Heated Area: 960 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 2	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	32,516			
TOTAL MARKET OB/XF VALUE	51,020			
TOTAL LAND VALUE - MARKET	166,040			
TOTAL MARKET VALUE	123,708			
SOH/AGL Deduction	6,351			
ASSESSED VALUE	117,357			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	117,357			
TOTAL JUST VALUE	249,576			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	186,226			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051602	Electrical Servic	0	11/22/2024
40302	M H	0	08/06/2020
32974	RECONNECT	75	05/13/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1252/0808	3/29/2013	WD Q	Q	I	01	160,000
GRANTOR: MICHAEL & LISA DAVIS						
GRANTEE: TANIA LEIVA						
0936/2431	9/25/2001	WD P	V	99		120,000
GRANTOR: PREVATT						
GRANTEE: MICHAEL & LISA DAVIS						

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	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0021	BARN, FR AE	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	
3	0030	BARN, MT	0	0	24	960.00	UT	12.00	12.00	100	2008	2008	3	100	11,520	
4	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
5	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0040	BARN, POLE	0	0	0	1.00	UT	8,500.00	8,500.00	100	2022	2021		100	8,500	
7	0060	CARPORT F	0	0	0	1.00	UT	2,400.00	2,400.00	100	2022	2021		100	2,400	
8	0251	LEAN TO W/	0	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2021		100	2,000	
9	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	2022	2021		100	1,200	
10	0210	GARAGE U	0	0	0	1.00	UT	10,000.00	10,000.00	100	2022	2021		100	10,000	

TOTAL OB/XF													
46,320													
1839 SW WILSON SPRINGS RD, FORT WHITE													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
05/07/2026 MLU													

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W10 S24 E13 FSP= S10 E20 N10 W20\$ E27 N24 UST= N10 W10S10 E10\$ W10 FOP= N10 W10 S10 E10\$ W10 FOP= N10 W10 S10 E10\$ W10 UOP= N10 W30 S10 E30\$.													

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	0200	C	MBL HM	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	35,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	18.47	AC		1.00	1.00	1.00	280.00	280.00	5,172							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	18.72	AC		1.00	1.00	1.00	7,000.00	7,000.00	131,040							

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1320.79 FT TO W LINE OF SEC 32,
1321.24 FT TO POB.

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2026

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																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 32,516 TOTAL MARKET OB/XF VALUE 51,020 TOTAL LAND VALUE - MARKET 166,040 TOTAL MARKET VALUE 123,708 SOH/AGL Deduction 6,351 ASSESSED VALUE 117,357 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 117,357 TOTAL JUST VALUE 249,576 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 186,226											
DOR CODE 5000 IMPROVED AG																				PERMIT NUM DESCRIPTION AMT ISSUED 											
MAP NUM MKT AREA 02																				SALES DATA OFF RECORD TYPE Q V RSN SALE Number DATE INST U I CD PRICE 1252/0808 3/29/2013 WD Q I 01 160,000 GRANTOR: MICHAEL & LISA DAVIS GRANTEE: TANIA LEIVA 0936/2431 9/25/2001 WD P V 99 120,000 GRANTOR: PREVATT GRANTEE: MICHAEL & LISA DAVIS											
NEIGHBORHOOD/LOC 32616.00 1.00/																				BUILDING NOTES 											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															BUILDING DIMENSIONS 											
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EXTRA FEATURES																															
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11	9910	RV SITE/RE	0	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2021		100	2,000																
12	0261	PRCH, UOP	0	0	0	1.00	UT	1,200.00	1,200.00	100	2022	2021		100	1,200																
13	0261	PRCH, UOP	0	0	0	1.00	UT	1,500.00	1,500.00	100	2022	2021		100	1,500																
										TOTAL OB/XF 4,700																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
REVIEW DATE 12/10/2024 BY TW Total Acres: 23.47 Total Land Value: 40,172 Market: 131,040 Agricultural: 5,172 Common: 35,000 PRINTED 05/12/2026 BY SYS																															