BEG NW COR OF NE1/4 OF SE1/4, RU
SW 1463.17 FT TO S LINE OF NE1/4
W 235.68 FT TO SW COR, N 1308.28

TILLMAN TIMOTHY R/TILLMAN SANDRA E
10600 NW 43RD CT
CORAL SPRINGS, FL 33065

2027

36-5S-15-00486-001

BUILDING CHARACTERISTICS

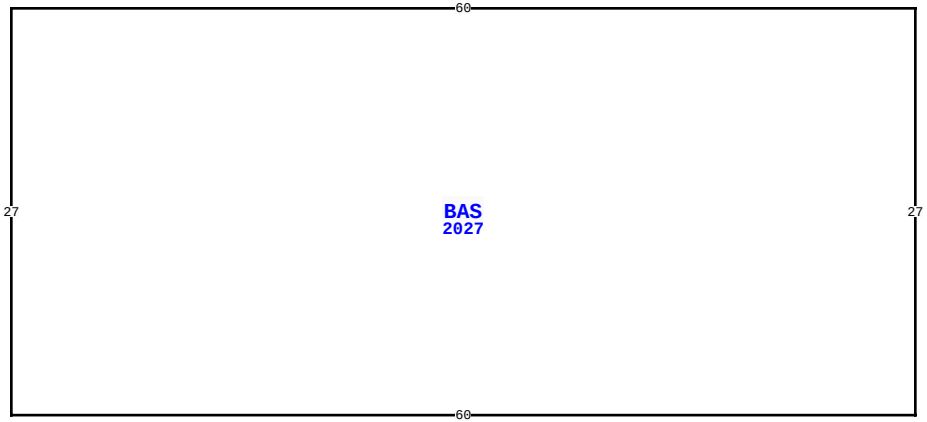
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2027	1,620	167,587
TOTALS	1,620			1,620	167,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,620	113.5000	105.56	171,007	2025	2025	0	0	0	2.00	98.00

1 MANUF 1 0% - 2027 Heated Area: 1620 HX Base Yr



4720 SW ICHETUCKNEE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	350	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
4	0041	BARN,MACH	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,200	
5	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	167,587
TOTAL MARKET OB/XF VALUE	9,650
TOTAL LAND VALUE - MARKET	117,700
TOTAL MARKET VALUE	294,937
SOH/AGL Deduction	0
ASSESSED VALUE	294,937
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	294,937
TOTAL JUST VALUE	294,937
NCON VALUE	167,587
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	127,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054036	Mobile Home		09/12/2025
000053954	Right-of-Way Acce		08/29/2025
20993	M H	125	08/19/2003
15453	ADDN SFR	55	05/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/786	1/13/2025	WD	U	I	38	113,500
GRANTOR: TOMLINSON KIMBERLY M						
GRANTEE: TILLMAN TIMOTHY R						
1318/0203	7/07/2016	QC	U	I	11	100
GRANTOR: NELSON EDDIE EVANS (M						
GRANTEE: KIMBERLY M E TOMLIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=18,7] E60 S27 W60 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,650

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	0		A-1	0.00	0.00	10.70	AC		1.00	1.00	1.00	11,000.00	11,000.00	117,700							

REVIEW DATE 03/24/2026 BY KS Total Acres: 10.70 Total Land Value: 117,700 Market: 0 Agricultural: 0 Common: 117,700 PRINTED 11/17/2026 BY SYS