

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

2026

36-5S-15-00486-001



| BUILDING CHARACTERISTICS                                                                                                                                                                  |                  |                      |                      |              |                      |          |       |          |                | MARKET ADJUSTMENTS |         |             |             |                |                 |                |            |                             |      | COLUMBIA COUNTY PROPERTY                                                                                                                                                                                                                                                                                                                                                                                                                                                          |        |                   |    |        |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------------|----------------------|--------------|----------------------|----------|-------|----------|----------------|--------------------|---------|-------------|-------------|----------------|-----------------|----------------|------------|-----------------------------|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-------------------|----|--------|--|--|--|--|--|--|--|
| ELEMENT                                                                                                                                                                                   | CD               | CONSTRUCTION         |                      |              |                      |          |       |          |                | TYPE               | MDL     | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW  | AYB            | EYB        | ECON                        | FNCT | NORM                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | % COND | VALUATION SUMMARY |    |        |  |  |  |  |  |  |  |
|                                                                                                                                                                                           |                  |                      |                      |              |                      |          |       |          |                |                    |         |             |             |                |                 |                |            |                             |      | <b>VALUATION BY</b><br>Tax Group: 3      Tax Dist: STANDARD<br><b>BUILDING MARKET VALUE</b> 0<br><b>TOTAL MARKET OB/XF VALUE</b> 9,650<br><b>TOTAL LAND VALUE - MARKET</b> 117,700<br><b>TOTAL MARKET VALUE</b> 127,350<br>SOH/AGL Deduction 0<br><b>ASSESSED VALUE</b> 127,350<br><b>TOTAL EXEMPTION VALUE</b> 0<br><b>BASE TAXABLE VALUE</b> 127,350<br><b>TOTAL JUST VALUE</b> 127,350<br><b>NCON VALUE</b> 0<br><b>INCOME VALUE</b><br><b>PREVIOUS YEAR MKT VALUE</b> 111,300 |        |                   |    |        |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                                                                  |                  | 0700 MISC IMPROVED   |                      |              |                      |          |       |          |                |                    |         |             |             |                |                 |                |            |                             |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |        |                   |    |        |  |  |  |  |  |  |  |
| MAP NUM                                                                                                                                                                                   |                  | 36515.00 MKT AREA 02 |                      |              |                      |          |       |          |                |                    |         |             |             |                |                 |                |            |                             |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |        |                   |    |        |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                                                                          |                  | 36515.00 1.00/       |                      |              |                      |          |       |          |                |                    |         |             |             |                |                 |                |            |                             |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |        |                   |    |        |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                                                                 | TOTAL GROSS AREA | PCT OF BASE          | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE |          |       |          |                |                    |         |             |             |                |                 |                |            |                             |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |        |                   |    |        |  |  |  |  |  |  |  |
| <b>TOTALS</b><br><b>EXTRA FEATURES</b> 4720 SW ICHETUCKNEE AVE, FORT WHITE<br>BLD DATE:      LGL DATE: 05/06/2026 MLU<br>XF DATE:      LAND DATE:<br>INC DATE:      AG DATE:              |                  |                      |                      |              |                      |          |       |          |                |                    |         |             |             |                |                 |                |            |                             |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |        |                   |    |        |  |  |  |  |  |  |  |
| 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                                                                                                                                                                                         | 0040             | BARN, POLE           | 0                    | 0            | 0                    | 1.00     | UT    | 0.00     | 0.00           | 100                | 1993    | 1993        | 3           | 100            | 350             |                |            |                             |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |        |                   |    |        |  |  |  |  |  |  |  |
| 2                                                                                                                                                                                         | 9945             | Well/Sept            | 0                    | 0            | 0                    | 1.00     | UT    | 7,000.00 | 7,000.00       | 100                |         |             | 3           | 100            | 7,000           |                |            |                             |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |        |                   |    |        |  |  |  |  |  |  |  |
| 3                                                                                                                                                                                         | 0060             | CARPORT F            | 0                    | 0            | 0                    | 1.00     | UT    | 0.00     | 0.00           | 100                | 2005    | 2005        | 3           | 100            | 800             |                |            |                             |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |        |                   |    |        |  |  |  |  |  |  |  |
| 4                                                                                                                                                                                         | 0041             | BARN, MACH           | 0                    | 0            | 0                    | 1.00     | UT    | 0.00     | 0.00           | 100                | 2005    | 2005        | 3           | 100            | 1,200           |                |            |                             |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |        |                   |    |        |  |  |  |  |  |  |  |
| 5                                                                                                                                                                                         | 0166             | CONC, PAVMT          | 0                    | 0            | 0                    | 1.00     | UT    | 0.00     | 0.00           | 100                | 2013    | 2013        | 3           | 100            | 300             |                |            |                             |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |        |                   |    |        |  |  |  |  |  |  |  |
| <b>LAND DESCRIPTION</b><br>TOTAL OB/XF 9,650                                                                                                                                              |                  |                      |                      |              |                      |          |       |          |                |                    |         |             |             |                |                 |                |            |                             |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |        |                   |    |        |  |  |  |  |  |  |  |
| 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                                                                                                                                                                                         | 0700             | C                    | MISC RES             | 0            |                      | A-1      | 0.00  | 0.00     | 10.70          | AC                 |         | 1.00        | 1.00        | 1.00           | 11,000.00       | 11,000.00      | 117,700    |                             |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |        |                   |    |        |  |  |  |  |  |  |  |
| <b>REVIEW DATE</b> 03/24/2026 <b>BY</b> ks      Total Acres: 10.70      Total Land Value: 117,700      Market: 0      Agricultural: 0      Common: 117,700      PRINTED 06/19/2026 BY SYS |                  |                      |                      |              |                      |          |       |          |                |                    |         |             |             |                |                 |                |            |                             |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |        |                   |    |        |  |  |  |  |  |  |  |

| 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 |
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| BUILDING DIMENSIONS |
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