LOT 2 BLOCK A SPRING HILLS S/D.
478-655, 903-615, 922-2102, AG 1

FLOWERS PHILIP L/FLOWERS PHILIP L JR
3033 SW DAISY RD
FORT WHITE, FL 32038

2027

36-5S-15-00488-002

BUILDING CHARACTERISTICS

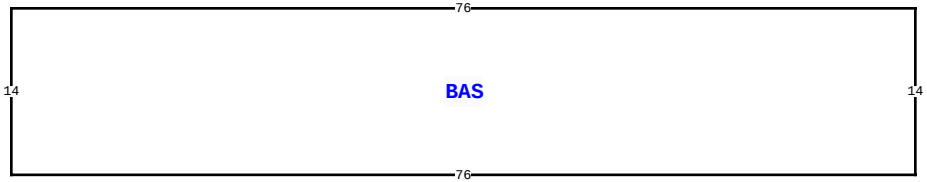
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36515.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	55,459
TOTALS	1,064			1,064	55,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,064	101.9000	94.77	100,835	1994	1994	0	0	0	45.00	55.00

1 MANUF 1 100% - 2018 Heated Area: 1064 HX Base Yr 2018



3033 SW DAISY RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2027	2026		100	2,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		55,459
TOTAL MARKET OB/XF VALUE		9,800
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		87,259
SOH/AGL Deduction		42,138
ASSESSED VALUE		45,121
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,121
TOTAL JUST VALUE		87,259
NCON VALUE		2,800
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,057

LAND:1:1: 1.0 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21180	M H	125	10/20/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1575/2785	8/26/2026	QC	U	I	11	100
GRANTOR: FLOWERS PHILIP						
GRANTEE: FLOWERS PHILIP L						
1342/0612	8/07/2017	WD	U	I	37	5,000
GRANTOR: CYNTHIA LYNN FREY						
GRANTEE: PHILIP & THERESA FL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S14 E76 N14$.

LAND DESCRIPTION

TOTAL OB/XF 9,800

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	100		A-1	191.00	228.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 03/30/2026 BY KS Total Acres: 1.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS