

LOT 5 BLOCK A SPRING HILLS S/D.  
653-458,779-238, 819-1789-1790,

SPHALER MEGAN MARIE  
394 SW WALNUT PL  
FORT WHITE, FL 32038

**2026**

36-5S-15-00488-005  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	0	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
BAS	1,296	100	2024
TOTALS	1,296		1,296
			132,866

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	2	100% - 2025									
				Heated Area: 1296				HX Base Yr	2025			
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-weight: bold;">BAS 2024</span> </div>												
TOTALS	1,296		1,296	132,866								

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			132,866
TOTAL MARKET OB/XF VALUE			8,800
TOTAL LAND VALUE - MARKET			13,000
TOTAL MARKET VALUE			154,666
SOH/AGL Deduction			0
ASSESSED VALUE			154,666
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			103,255
TOTAL JUST VALUE			154,666
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			157,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/2600	8/10/2023	WD	Q	I	01	179,900
GRANTOR: WARREN DONALD RAY III						
GRANTEE: SPHALER MEGAN MARIE						
1494/1650	7/12/2023	WD	U	V	34	17,900
GRANTOR: DEAS-BULLARD PROPERTI						
GRANTEE: WARREN DONALD RAY I						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/09/2024	MLU

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
1	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100	2024
2	0296	SHED METAL	0	100	0	0		1.00	UT 1,800.00	1,800.00	100	2024
TOTAL OB/XF 8,800												

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=10,10] S27 E48 N27 W48 \$	

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	13,000.00	13,000.00	13,000							