LOT 17 BLOCK B SPRING HILLS S/D.
659-422, 789-535, 797-1672, DC 1

BRAINARD EDNA M
486 SE 34TH AVE
OKEECHOBEE, FL 34974

2027

36-5S-15-00488-042

BUILDING CHARACTERISTICS

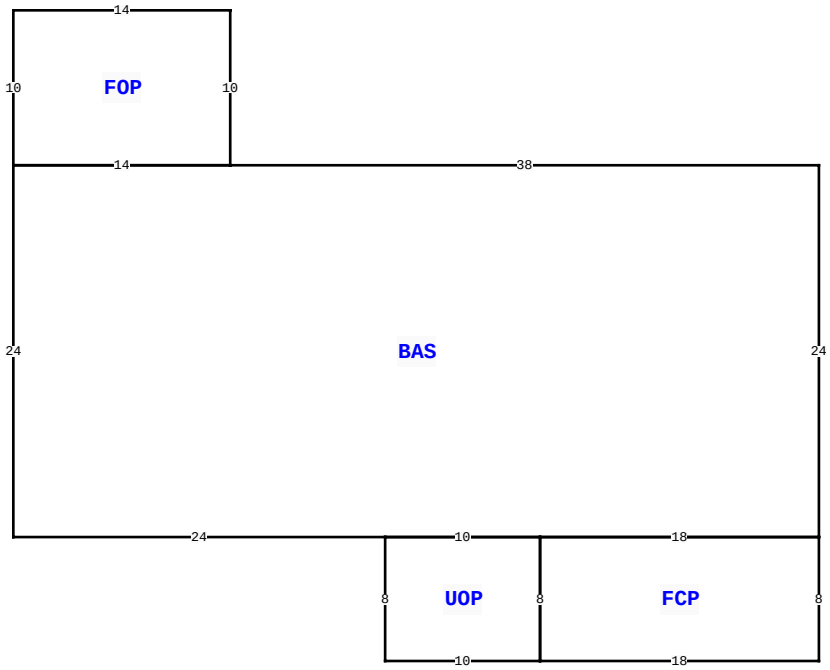
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,248	100		1,248	33,816
FCP	144	25		36	976
FOP	140	35		49	1,328
UOP	80	25		20	542
TOTALS	1,612			1,353	36,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,353	112.9000	67.74	91,652	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 1248 HX Base Yr



169 SW WALNUT PL, 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	36,661
TOTAL MARKET OB/XF VALUE	8,050
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	66,711
SOH/AGL Deduction	6,074
ASSESSED VALUE	60,637
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,637
TOTAL JUST VALUE	66,711
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34095	MAINT/ALTR	25	05/27/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0797/1672	11/02/1994	WD	Q	V		10,500
GRANTOR: JOHN WILLIE & LENA MA						
GRANTEE: JOHN F SR & EDNA M						
0789/0535	4/13/1994	WD	U	V	31	2,800
GRANTOR: DEAN & JUDY JOHNSON						
GRANTEE: JOHN WILLIE & LENA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 FOP= N10 W14 S10 E14$ W14 S24 E24 UOP= S8 E10 N8 W10$ E10 FCP= S8 E18 N8 W18$ E18 N24$.

LAND DESCRIPTION

TOTAL OB/XF 8,050

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	0102	C	SFR/MH	0		A-1	154.00	287.00	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: 1.01 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS