LOTS 18 & 19 BLOCK B SPRING HILL
635-269, WD 919-2441, WD 1104-19

COLUMBIA FLORIDA HOLDINGS TRUST
10211 OLD PLANK RD
JACKSONVILLE, FL 32220

**2027**

**36-5S-15-00488-043**

## BUILDING CHARACTERISTICS

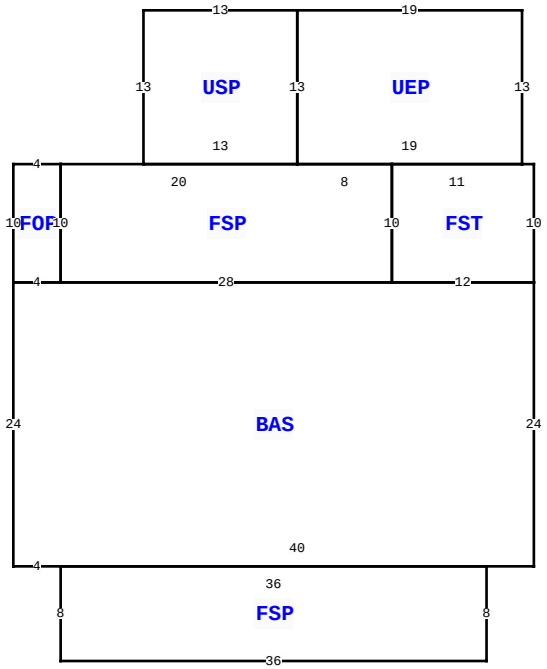
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 01 | 01 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| 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 | 1,056 | 100 | | 1,056 | 55,411 |
| FOP | 40 | 30 | | 12 | 630 |
| FSP | 280 | 40 | | 112 | 5,877 |
| FSP | 288 | 40 | | 115 | 6,034 |
| FST | 120 | 55 | | 66 | 3,463 |
| UEP | 247 | 60 | | 148 | 7,766 |
| USP | 169 | 35 | | 59 | 3,096 |
| TOTALS | 2,200 | | | 1,568 | 82,276 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,568 | 68.1437 | 74.96 | 117,537 | 2005 | 2005 | 0 | 0 | 0 | 30.00 | 70.00 |

2 SINGLE FAM 0% - 2025 Heated Area: 1056 HX Base Yr




215 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 | 14 | 10 | 140.00 | UT | 9.00 | 9.00 | 100 | 2005 | 2005 | 3 | 100 | 1,260 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 9 | 9 | 81.00 | UT | 9.00 | 9.00 | 100 | 2013 | 2013 | 3 | 100 | 729 | |
| 3 | 0210 | GARAGE U | 0 | 0 | 32 | 24 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 5,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 82,276 |
| TOTAL MARKET OB/XF VALUE | 6,989 |
| TOTAL LAND VALUE - MARKET | 27,500 |
| TOTAL MARKET VALUE | 116,765 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 116,765 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 116,765 |
| TOTAL JUST VALUE | 116,765 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 118,258 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18171 | M H | 125 | 04/16/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1561/2087 | 2/25/2026 | QC | U | I | 11 | 100 |
| GRANTOR: FLORIDA HOLDINGS TRUS | | | | | | |
| GRANTEE: COLUMBIA FLORIDA HO | | | | | | |
| 1508/2311 | 2/16/2024 | QC | U | I | 11 | 0 |
| GRANTOR: PHILLIPS SCOTT A | | | | | | |
| GRANTEE: FLORIDA HOLDINGS TR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= N24 FST= N10 W1 UEP= N13 W19 S13 E19$ W11 S10 E12$ W12 FSP= N10 W8 USP= N13 W13 S13 E13$ W20 S10 E28$ W28 FOP= N10 W4 S10 E4$ W4 S24 E4 FSP= S8 E36 N8 W36$ E40$.

## LAND DESCRIPTION

TOTAL OB/XF 6,989

| 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 | 0100 | C | SFR | 0 | | A-1 | 154.00 | 287.00 | 1.00 | LT | | 1.00 | 1.00 | 0.75 | 22,000.00 | 16,500.00 | 16,500 | | | | | | | |
| 2 | 0000 | C | VAC RES | 0 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.50 | 22,000.00 | 11,000.00 | 11,000 | | | | | | | |

REVIEW DATE 03/30/2026 BY KS Total Acres: 2.02 Total Land Value: 27,500 Market: 0 Agricultural: 0 Common: 27,500 PRINTED 11/17/2026 BY SYS