LOT 14 BLOCK D SPRING HILLS S/D.
629-387, WD 1112-22, WD 1419-983

SHISHKOV NICK ALEX/SHISHKOV JANE
12073 145TH LANE NORTH
LARGO, FL 33774

2027

36-5S-15-00488-080

BUILDING CHARACTERISTICS

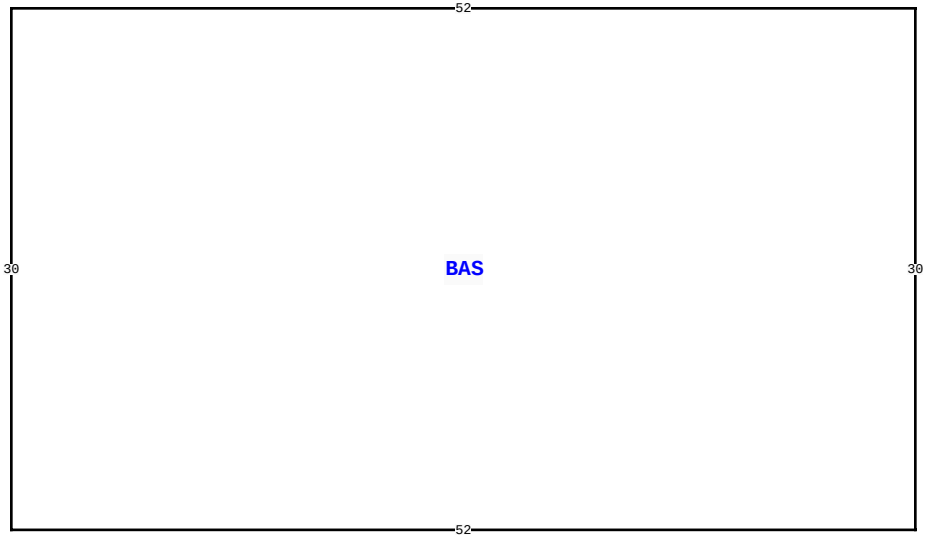
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	1,560	100		1,560	160,865
TOTALS	1,560			1,560	160,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,560	115.5000	110.88	172,973	2021	2021	0	0	0	7.00	93.00

1 MANUF 2 0% - 2022 Heated Area: 1560 HX Base Yr



1694 SW SPRUCE 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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	500.00	500.00	100	2021	2019		100	500	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0001	RES MISC	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	
4	0081	DECKING WI	0	0	0	0	1.00	UT	980.00	980.00	100	2026	2025		100	980	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	160,865
TOTAL MARKET OB/XF VALUE	11,480
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	194,345
SOH/AGL Deduction	0
ASSESSED VALUE	194,345
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	194,345
TOTAL JUST VALUE	194,345
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	196,027

LAND:1:1: 1.04 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40913	M H	0	11/19/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1419/0983	9/10/2020	WD	Q	V	01	21,500
GRANTOR: DANIEL WALFORD & GAIL						
GRANTEE: NICK ALEX & JANE SH						
1112/0022	2/16/2007	WD	Q	V		20,000
GRANTOR: JEFFREY B STIRIZ						
GRANTEE: DANIEL WALFORD & GA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=26,20] E52 S30 W52 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,480

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	0		A-1	165.00	276.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 03/25/2026 BY KS Total Acres: 1.05 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS