COMM NW COR OF SE1/4 OF SE1/4, R FOR POB, CONT E 146.95 FT, S 681 FT, N 681.78 FT TO POB.

PHILLIPS MARY LEE
C/O ROBIN PHILLIPS, 157 SW SPEARMINT CT
FT WHITE, FL 32038

2027

36-6S-16-04098-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

131 SW SPEARMINT CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,100
TOTAL LAND VALUE - MARKET	28,160
TOTAL MARKET VALUE	38,260
SOH/AGL Deduction	2,672
ASSESSED VALUE	35,588
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,588
TOTAL JUST VALUE	38,260
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,260

SALE:1:1: ESTATE - PROBATE DIVISION

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17762	M H	125	12/18/2000
9676	M H	125	05/02/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0741/1361	1/30/1991	GD	U	I	11	0

GRANTOR: GUARDIANS DEED

GRANTEE: MARY LEE PHILLIPS

BUILDING NOTES

BUILDING DIMENSIONS

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 10,100

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	0700	C	MISC RES	0		A-1	0.00	0.00	2.20	AC		1.00	1.00	0.80	16,000.00	12,800.00	28,160							

REVIEW DATE 05/19/2026 BY NH Total Acres: 2.20 Total Land Value: 28,160 Market: 0 Agricultural: 0 Common: 28,160 PRINTED 11/17/2026 BY SYS