

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

**2026**

36-6S-16-04098-000  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																																			
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																																	
																				<b>VALUATION BY</b> Tax Group: 3      Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 10,100 <b>TOTAL LAND VALUE - MARKET</b> 28,160 <b>TOTAL MARKET VALUE</b> 38,260 SOH/AGL Deduction 5,907 <b>ASSESSED VALUE</b> 32,353 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 32,353 <b>TOTAL JUST VALUE</b> 38,260 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 34,740																																																																			
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<b>TOTALS</b> 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										131 SW SPEARMINT CT, FORT WHITE BLD DATE      LGL DATE XF DATE      LAND DATE 05/06/2026      MLU INC DATE      AG DATE																																																																													
<b>EXTRA FEATURES</b>										<table border="1"> <thead> <tr> <th>L N</th> <th>OB/XF CODE</th> <th>DESCRIPTION</th> <th>BLD CAP</th> <th>L</th> <th>W</th> <th>UNITS</th> <th>UT</th> <th>Adj R</th> <th>ADJ UNIT PRICE</th> <th>ORIG COND</th> <th>YEAR ON</th> <th>YEAR ACTUAL</th> <th>Q</th> <th>% COND</th> <th>OB/XF MKT VALUE</th> <th>NOTES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0296</td> <td>SHED METAL</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>1.00</td> <td>UT 0.00</td> <td>0.00</td> <td>100</td> <td>2010</td> <td>2010</td> <td>3</td> <td>100</td> <td>100</td> </tr> <tr> <td>2</td> <td>9945</td> <td>Well/Sept</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>1.00</td> <td>UT 7,000.00</td> <td>7,000.00</td> <td>100</td> <td></td> <td></td> <td>3</td> <td>100</td> <td>7,000</td> </tr> <tr> <td>3</td> <td>9947</td> <td>Septic</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>1.00</td> <td>UT 3,000.00</td> <td>3,000.00</td> <td>100</td> <td></td> <td></td> <td>3</td> <td>100</td> <td>3,000</td> </tr> </tbody> </table>										L N	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	0	1.00	UT 0.00	0.00	100	2010	2010	3	100	100	2	9945	Well/Sept	0	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	0	1.00	UT 3,000.00	3,000.00	100			3	100	3,000
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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																																																																						