

COMM NW COR, RUN E 35 FT TO E R/
RD, S 1011.35 FT FOR POB, RUN NE
368.44 FT, W 1275.53 FT TO E R/W

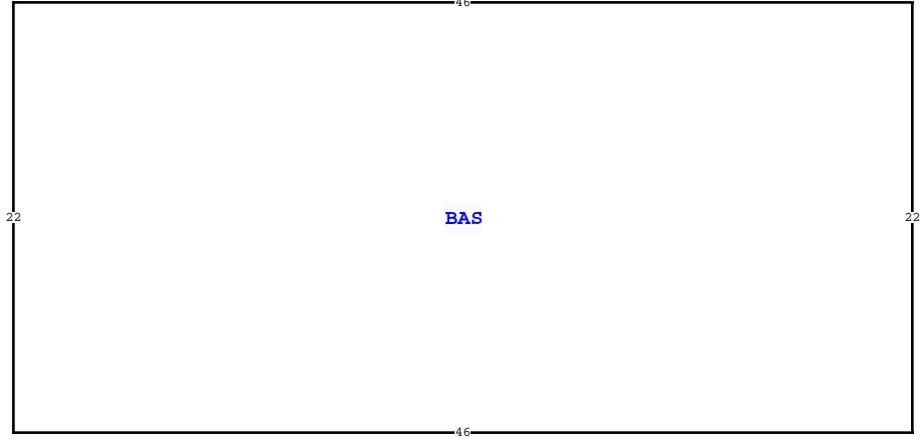
PHILLIPS NICHOLAS WAYNE
997 NE 342ND TRAIL, C/O MARY PHILLIPS
OKEECHOBEE, FL 34972

2026

36-7S-16-04351-010
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ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	WALL BOARD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
06	VINYL ASB 100				
02	WINDOW 100				
03	FORCED AIR 100				
	3 100				
	1 100				
01	NONE 100				
1.	1. 100				
05	CONV 100				
	0 100				
01	01 100				
01	01 100				
01	01				
0100	SINGLE FAMILY				
			02		
		36716.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100		1,012	36,501
TOTALS	1,012			1,012	36,501

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,012	48.6720	55.49	56,156	1974	1974	0	0	35.00	65.00
1 SINGLE FAM			100% - 2015	Heated Area: 1012			HX Base Yr 2015				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			36,501
TOTAL MARKET OB/XF VALUE			100
TOTAL LAND VALUE - MARKET			106,150
TOTAL MARKET VALUE			142,751
SOH/AGL Deduction			74,879
ASSESSED VALUE			67,872
TOTAL EXEMPTION VALUE	HX HB		42,872
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			142,751
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			127,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1357/1067	4/09/2018	QC	U	I	11	100
GRANTOR: LAURA BARTSCH						
GRANTEE: NICHOLAS WAYNE PHIL						
1335/0368	4/20/2017	WD	U	I	11	100
GRANTOR: NICHOLAS WAYNE PHILLI						
GRANTEE: NICHOLAS W PHILLIPS						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W46 S22 E46 N22\$.	

EXTRA FEATURES																
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	0040	BARN, POLE	0	100	0	0			0.00	100	2015	2015	3	100	100	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		00	0.00	0.00	9.65	AC		1.00	1.00	1.00	11,000.00	11,000.00	106,150							