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

2027

36-7S-16-04351-010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

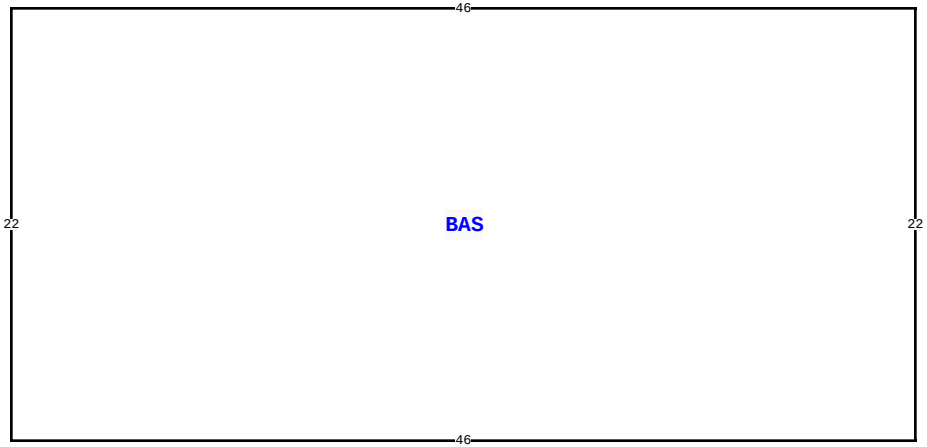
NEIGHBORHOOD/LOC 36716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100		1,012	35,218
TOTALS	1,012			1,012	35,218

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	53.54	54,182	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 1012 HX Base Yr 2015



1049 SW RUM ISLAND TER, FORT WHITE

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/06/2026 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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		35,218
TOTAL MARKET OB/XF VALUE		100
TOTAL LAND VALUE - MARKET		106,150
TOTAL MARKET VALUE		141,468
SOH/AGL Deduction		71,560
ASSESSED VALUE		69,908
TOTAL EXEMPTION VALUE	HX HB	44,908
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		141,468
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,107

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S22 E46 N22$.

LAND DESCRIPTION

TOTAL OB/XF 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	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							

REVIEW DATE 07/14/2015 BY DF Total Acres: 9.65 Total Land Value: 106,150 Market: 0 Agricultural: 0 Common: 106,150 PRINTED 11/17/2026 BY SYS