

COMM NE COR LOT 68 SPRINGFIELD E
 RUN N 70 DEG W 53.92 FT FOR POB,
 DEG W 80.66 FT, E 49 FT, S 44 DE

BP PROPERTIES GROUP LLC
 485 SW WINTHROP PL
 FT WHITE, FL 32038

2026

27-4S-16-03199-468



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	19 COMMON BRK 70
Exterior Wall	16 WD FR STUC 30
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	27416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,417	100		1,417	108,076
FGR	378	55		208	15,865
FOP	24	30		7	534
FSP	88	40		35	2,670
TOTALS	1,907			1,667	127,144

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,667	102.9294	117.34	195,606	1991	1991	0	0	35.00	65.00



1 SINGLE FAM 0% - 0 Heated Area: 1417 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		127,144	
TOTAL MARKET OB/XF VALUE		3,279	
TOTAL LAND VALUE - MARKET		28,000	
TOTAL MARKET VALUE		158,423	
SOH/AGL Deduction		0	
ASSESSED VALUE		158,423	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		158,423	
TOTAL JUST VALUE		158,423	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		156,191	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1270/0599	3/14/2014	WD U	I	I	12	72,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: BP PROPERTIES GROUP						
1264/0824	7/30/2013	WD U	I	I	12	0
GRANTOR: BANK OF AMERICA NA						
GRANTEE: SECRETARY OF HOUSIN						

EXTRA FEATURES															BLD DATE		LGL DATE			
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	XF DATE	INC DATE	LAND DATE	AG DATE
1	0166	CONC, PAVMT	0	0	60	19		1.40	1.40	60	0	0	3	60	958				04/08/2025	MLU
2	0190	FPLC PF	0	0	0	0		1.00	1,200.00	100	0	0	3	100	1,200					
3	0166	CONC, PAVMT	0	0	24	24		2.00	2.00	70	1993	1993	3	70	806					
4	0258	PATIO	0	0	6	35		2.50	2.50	60	1993	1993	3	60	315					

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	0		RSE/ME	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							