COMM SW COR OF SEC, N 2220.98 FT
N 548.59 FT FOR POB, W 581.31 FT
NW ALONG RIVERS EDGE APPROX 311

UMSTEAD MARCIA
P O BOX 2405
LAKE CITY, FL 32056

2026

03-1N-16-01494-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

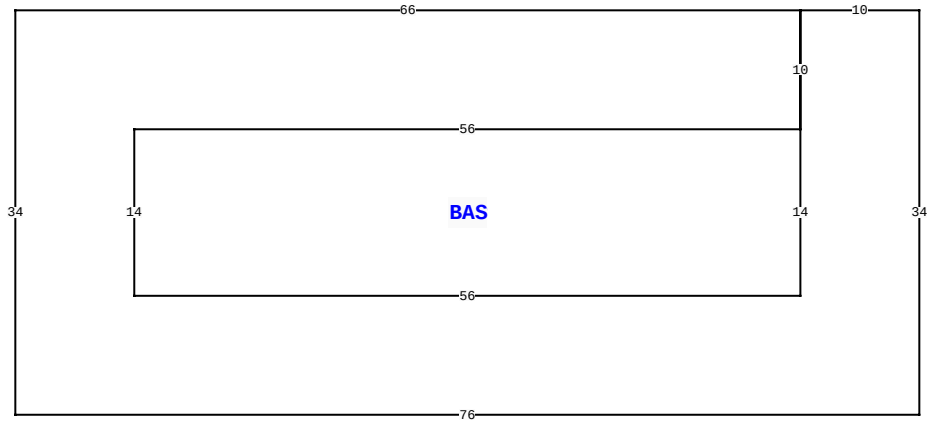
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 901116.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	66,985
UOP	2,584	25		646	55,194
TOTALS	3,368			1,430	122,179

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,430	114.5000	93.89	134,263	2020	2020	0	0	0	9.00	91.00

1 MANUF 1 100% - 2021 Heated Area: 784 HX Base Yr 2021



111 NW EMORY CARTER GLN, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/07/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		122,179
TOTAL MARKET OB/XF VALUE		9,000
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		136,661
SOH/AGL Deduction		66,568
ASSESSED VALUE		70,093
TOTAL EXEMPTION VALUE	HX HB	45,093
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		153,179
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39526	M H	0	03/25/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1162/0018	4/01/2008	TD	Q	V	01	161,700
GRANTOR: GUY N WILLIAMS & GEOR						
GRANTEE: MARCIA UMSTEAD						
1108/2187	12/15/2006	WD	Q	V	06	100
GRANTOR: EMORY CARTER FARM LTD						
GRANTEE: LESLIE G LETHCOE FA						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N10 W66 S34 E76 N34 W10 S10 BAS= S14 W56 N14 E56$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,000

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	5600	A	TIMBER 3	0			0.00	0.00	15.03	AC		1.00	1.00	1.00	281.00	281.00	4,223							
2	5910	A	SWAMP/CYPRES	0			0.00	0.00	3.97	AC		1.00	1.00	1.00	40.00	40.00	159							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	19.00	AC		1.00	1.00	1.00	1,100.00	1,100.00	20,900							
4	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	1,100.00	1,100.00	1,100							

REVIEW DATE 06/16/2020 BY JB Total Acres: 20.00 Total Land Value: 5,482 Market: 20,900 Agricultural: 4,382 Common: 1,100 PRINTED 11/04/2025 BY SYS