COMM AT SE COR OF SEC, RUN N 438
W 965.13 FT N 62 DG W 1047.10 FT
PRCL DESC IN ORB 775-945, RUN N

GREENE MARY ANN/GREENE AUDREY ANN
827 NW EMORY CARTER GLN
WHITE SPRINGS, FL 32096

2026

04-1N-16-01497-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

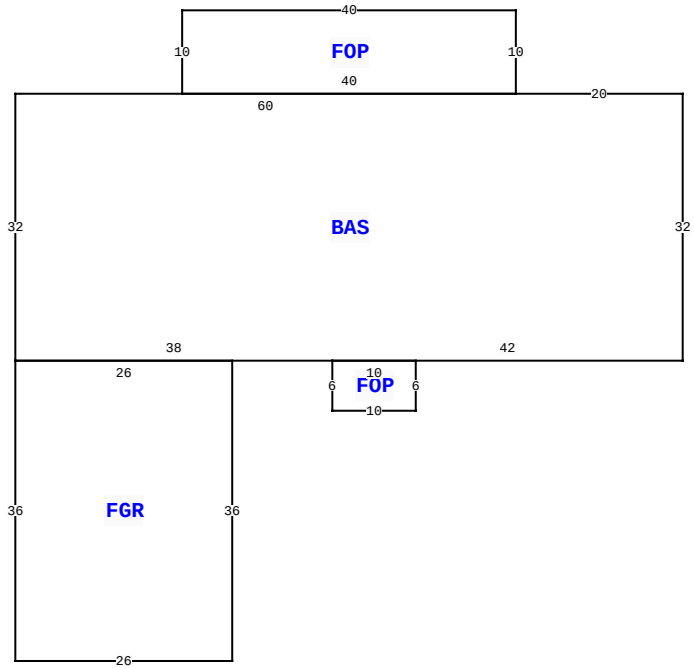
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 901116.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,560	100		2,560	328,611
FGR	936	55		515	66,107
FOP	60	30		18	2,311
FOP	400	30		120	15,403
TOTALS	3,956			3,213	412,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,213	133.2672	149.26	479,572	2011	2011	0	0	0	14.00	86.00

1 SINGLE FAM 100% - 2012 Heated Area: 2560 HX Base Yr 2012



827 NW EMORY CARTER GLN, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		412,432
TOTAL MARKET OB/XF VALUE		4,792
TOTAL LAND VALUE - MARKET		17,853
TOTAL MARKET VALUE		435,077
SOH/AGL Deduction		243,280
ASSESSED VALUE		191,797
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,075
TOTAL JUST VALUE		435,077
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		439,873

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28051	SFR	1,099	09/02/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1202/0673	9/24/2010	WD	U	V	11	100

GRANTOR: MARY ANN & AUDREY ANN
GRANTEE: MARY ANN & AUDREY A

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FOP= N10 W40 S10 E40$ W60 S32 FGR= S36 E26 N36 W26$E38 FOP= S6 E10 N6 W10$ E42 N32$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	100	2,000	
2	0166	CONC,PAVMT	0	100	36	36	1,296.00	UT	2.00	2.00	100	2011	2011	3	100	2,592	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 4,792

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	5.41	AC		1.00	1.00	1.00	3,300.00	3,300.00	17,853							

REVIEW DATE 02/13/2018 BY DF Total Acres: 5.41 Total Land Value: 17,853 Market: 0 Agricultural: 0 Common: 17,853 PRINTED 09/19/2025 BY SYS