N3/4 OF NW1/4 OF NE1/4 & N1/2 OF NE1/4.

ESPENSHIP JULIE
416 SW MARTIN GLN
FORT WHITE, FL 32038

2026

05-1S-17-04489-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

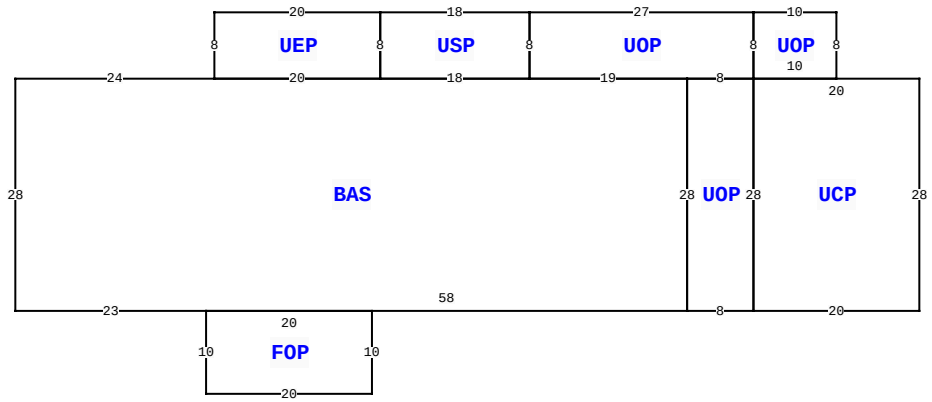
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	02	WALL BD/WD 30
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	04	04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	1117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,268	100		2,268	115,327
FOP	200	30		60	3,051
UCP	560	20		112	5,695
UEP	160	60		96	4,882
UOP	80	20		16	814
UOP	216	20		43	2,187
UOP	224	20		45	2,288
USP	144	35		50	2,543
TOTALS	3,852			2,690	136,785

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,690	69.8501	78.23	210,439	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 2268 HX Base Yr



1528 NE FRANK JAMES RD, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	136,785
TOTAL MARKET OB/XF VALUE	2,200
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	155,005
SOH/AGL Deduction	0
ASSESSED VALUE	155,005
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	155,005
TOTAL JUST VALUE	313,985
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	313,985

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6780	PUMP/UTPOL	25	01/25/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1425/651	2/13/2019	LE	U	I	14	100

GRANTOR: GEIGER LENORA DAVIS

GRANTEE: GEIGER LENORA DAVIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S28 E23 FOP= S10 E20 N10 W20$ E58 UOP= E8 UCP= E20 N28 W20 S28$ N28 W8 S28$ N28 UOP= E8 UOP= E10 N8 W10 S8$ N8 W27 S8 E19$ W19 USP= N8 W18 S8 E18$ W18 UEP= N8 W20 S8 E20 $ W20$.

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	0	20	34	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	
3	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	150	
4	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	150	
5	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,200

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	6200	A	PASTURE 3	0		00	0.00	0.00	44.00	AC		1.00	1.00	1.00	280.00	280.00	12,320							
2	5910	A	SWAMP/CYPRES	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	40.00	40.00	200							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	49.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	171,500							
4	0100	C	SFR	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500							

REVIEW DATE 07/15/2015 BY DF Total Acres: 50.00 Total Land Value: 16,020 Market: 171,500 Agricultural: 12,520 Common: 3,500 PRINTED 10/03/2025 BY SYS