

BEG NW COR, RUN S 1714.98 FT,
N 86 DEG E 1120.28 FT TO W R/W
US-441, N 17 DEG W ALONG R/W

THOMAS RUBEN H JR/THOMAS SHANNON M
16578 N US HIGHWAY 441
WHITE SPRING, FL 32096

2026

08-1S-17-04501-005



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	08 08
DOR CODE	5000IMPROVED AG
MAP NUM	
NEIGHBORHOOD/LOC	1117.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,070	100		3,070	364,626
FOP	350	30		105	12,471
FSP	304	40		122	14,490
FST	154	55		85	10,096
TOTALS	3,878			3,382	401,682

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2003
2	0166	CONC, PAVMT	0 100	5	92	460.00	UT	2.00	2.00	100	2003
3	0060	CARPORT F	0 100	28	28	784.00	UT	3.50	3.50	100	2010
4	0166	CONC, PAVMT	0 100	16	28	448.00	UT	2.00	2.00	100	2010

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	5.00	AC	
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	18.33	AC	
3	5700	A	TIMBER 4	0		A-1	0.00	0.00	10.84	AC	
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	29.17	AC	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,382	135.9552	152.27	514,977	2003	2003	0	0	22.00	78.00
1 SINGLE FAM 100% - 2004 Heated Area: 3070 HX Base Yr 2004											
16578 N US HIGHWAY 441 , WHITE SPRING											

TOTAL OB/XF											
6,560											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/11/2025 MLU											

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		401,682	
TOTAL MARKET OB/XF VALUE		6,560	
TOTAL LAND VALUE - MARKET		119,595	
TOTAL MARKET VALUE		436,360	
SOH/AGL Deduction		145,142	
ASSESSED VALUE		291,218	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		240,496	
TOTAL JUST VALUE		527,837	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		532,987	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19981	SFR	499	09/23/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0964/2610	10/14/2002	WD	Q	V	03
GRANTOR: CARL IVEY CARTER					
GRANTEE: RUEBEN JR & SHANNON					
0960/2646	8/23/2002	WD	Q	V	03
GRANTOR: CARL IVEY CARTER					
GRANTEE: RUBEN JR & SHANNON					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W17 S9 FSP= W38 S8 E38 N8\$ S8 W38 N17 W18 S50 E10 FOP= S8 E52 N8 W6 S2 W16 N2 W7 S2 W17 N2 W6\$ E6 S2 E17 N2 E7 S2 E16 N2 E17 N50\$ PTR= N30 FST= N14 W11 S14 E11\$ S30\$.											