A PARCEL OF LAND ON S END OF W1/
US-441, BEING 150 FT E & W ON N
W SIDE AS MEASURED ALONG US-441.

POIRIER MARCEL R/POIRIER ELAINE J
16555 N US HIGHWAY 441
WHITE SPRINGS, FL 32096

2026

08-1S-17-04505-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

16431 N US HIGHWAY 441 , WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/17/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	9,010
TOTAL MARKET VALUE	10,010
SOH/AGL Deduction	0
ASSESSED VALUE	10,010
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,010
TOTAL JUST VALUE	10,010
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1491/2785	6/01/2023	WD	Q	I	01	12,000
GRANTOR: VANADIA INTERNATIONAL						
GRANTEE: POIRIER MARCEL R						
1392/0045	8/22/2019	TD	U	V	18	7,300
GRANTOR: CLERK OF COURT						
GRANTEE: VANADIA INTERNATION						

BUILDING NOTES

BUILDING DIMENSIONS

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	0285	SALVAGE	0	0	38	16	1.00	UT	0.00	0.00	100	1941	1941	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	0700	C	MISC RES	0		A-1	0.00	0.00	1.06	AC		1.00	1.00	1.00	8,500.00	8,500.00	9,010							

REVIEW DATE 07/25/2023 BY ME Total Acres: 1.06 Total Land Value: 9,010 Market: 0 Agricultural: 0 Common: 9,010 PRINTED 10/10/2025 BY SYS