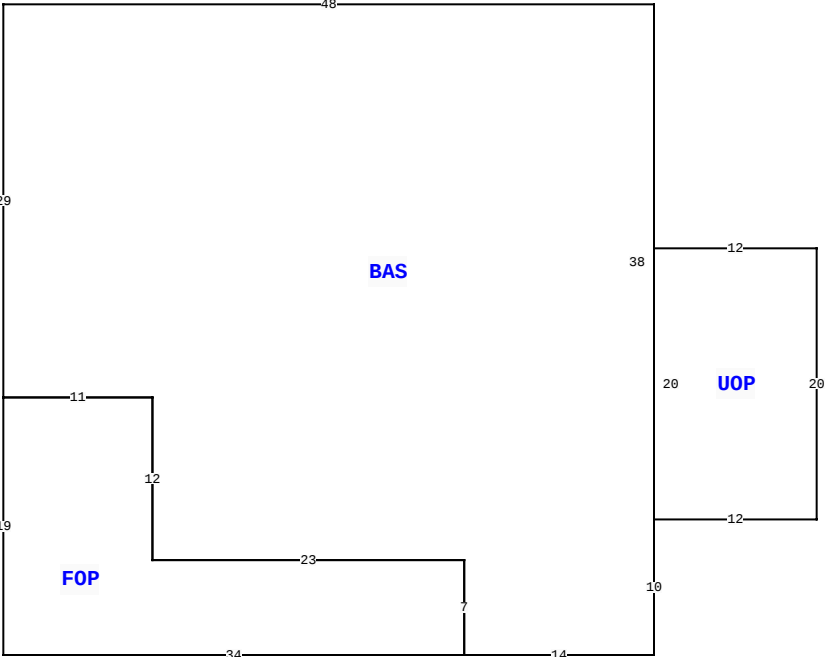


THOMAS CATHERINE G LIVING TRUST DATED JANUARY 25,
15912 N US HIGHWAY 441
WHITE SPRINGS, FL 32096

08-1S-17-04507-001

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY													
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										
Exterior Wall		19	COMMON BRK 100							0100	01	2,093	121.0000		283,643	2006	2006		0		0	19.00	81.00	VALUATION BY					STANDARD				
Roof Structure		03	GABLE/HIP 100							1 SINGLE FAM 100% - 2007 Heated Area: 1934 HX Base Yr 2007														Tax Group: 3					Tax Dist:				
Roof Cover		03	COMP SHNGL 100																					BUILDING MARKET VALUE					229,751				
Interior Wall		05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE					18,384				
Interior Floor		12	HARDWOOD 100																					TOTAL LAND VALUE - MARKET					49,400				
Air Condition		03	CENTRAL 100																					TOTAL MARKET VALUE					256,490				
Heating Type		04	AIR DUCTED 100																					SOH/AGL Deduction					94,643				
Bedrooms		03	3 100																					ASSESSED VALUE					161,847				
Bathrooms			3 100																					TOTAL EXEMPTION VALUE					HX HB WX 55,722				
Frame		02	WOOD FRAME 100																					BASE TAXABLE VALUE					106,125				
Stories		1.	1. 100																					TOTAL JUST VALUE					297,535				
Architectual Units		05	CONV 100																					NCON VALUE					0				
Condition Adj		03	03 100							INCOME VALUE																							
Kitchen Adjus		01	01 100							PREVIOUS YEAR MKT VALUE					300,371																		
Quality		05	05																														
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	1,934	100		1,934	212,298																												
FOP	370	30		111	12,185																												
UOP	240	20		48	5,269																												
TOTALS		2,544			2,093	229,751																											
EXTRA FEATURES										15912 N US HIGHWAY 441 , WHITE SPRINGS										BLD DATE				LGL DATE		04/11/2025		MLU					
																				XF DATE				LAND DATE									
																				INC DATE				AG DATE									
L N	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	0060	CARPORT F	0	100	32	32			1,024.00	UT	3.50				3.50	100	2010	2010	3	100		3,584											
2	0040	BARN,POLE	0	100	36	50			1,800.00	UT	2.50				2.50	100	2010	2010	3	100		4,500											
3	0166	CONC,PAVMT	0	100	0	0			1.00	UT	0.00				0.00	100	2017	2017	3	100		300											
4	9945	Well/Sept	0	100	0	0			1.00	UT	7,000.00				7,000.00	100			3	100		7,000											
5	9947	Septic	0	100	0	0			1.00	UT	3,000.00				3,000.00	100			3	100		3,000											
LAND DESCRIPTION										TOTAL OB/XF										18,384													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500																
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	6.60	AC		1.00	1.00	1.00	281.00	281.00	1,855																
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	6.60	AC		1.00	1.00	1.00	6,500.00	6,500.00	42,900																
REVIEW DATE	10/06/2017	BY	DF	Total Acres: 7.60		Total Land Value: 8,355				Market: 42,900				Agricultural: 1,855				Common: 6,500				PRINTED 10/10/2025 BY SYS											