LOT 10 J R TISON'S S/D.
517-769, 658-35, 770-736,

REIDER RICHARD F
348 NW NULL RD
WHITE SPRINGS, FL 32096-4400

2026

11-2S-15-00013-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

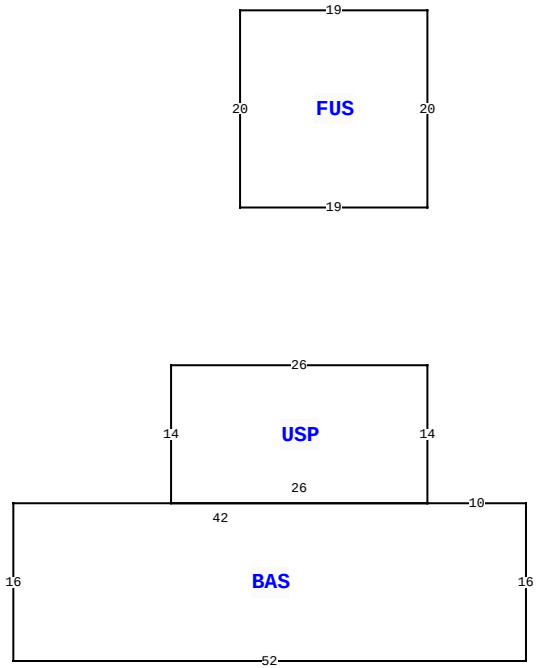
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	06	BD/BATTEN 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		1 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	11215.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	832	100		832	34,624
FUS	380	100		380	15,814
USP	364	35		127	5,285
TOTALS	1,576			1,339	55,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,339	82.5720	92.48	123,831	1954	1954	0	0	20	35.00	45.00

1 SINGLE FAM 100% - 2021 Heated Area: 1212 HX Base Yr 2021



348 NW NULL RD, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		55,724
TOTAL MARKET OB/XF VALUE		5,000
TOTAL LAND VALUE - MARKET		17,500
TOTAL MARKET VALUE		78,224
SOH/AGL Deduction		53,889
ASSESSED VALUE		24,335
TOTAL EXEMPTION VALUE	HX HB	24,335
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		78,224
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		78,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1426/1952	12/10/2020	WD	U	I	35	135,000
GRANTOR: BOYER LEE C						
GRANTEE: REIDER RICHARD F						
1332/2615	3/15/2017	PR	U	I	19	25,000
GRANTOR: GETTYS BRASWELL AS PR						
GRANTEE: LEE C & BARBARA M B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W42 S16 E52 N16 W10 $
FUS=[ORIG=0,-30] N20 W19 S20 E19 $
USP=[ORIG=0,0] N14 W26 S14 E26 $
.

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	0265	PRCH,UEP	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2023	2022		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 5,000

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	0132	C	SFR RIVER	100		00	110.00	0.00	1.00	LT		1.00	1.00	1.75	10,000.00	17,500.00	17,500							

REVIEW DATE 04/10/2023 BY kellen Total Acres: 0.62 Total Land Value: 17,500 Market: 0 Agricultural: 0 Common: 17,500 PRINTED 10/10/2025 BY SYS