

BEG AT SW COR OF SEC. RUN N 1856
FT TO W BANK OF SUWANNEE RIVER,
BANK APPROX 291.71 FT, W 425.75

QUINN STEPHANIE D J
535 NW MCCLUNG CT
WHITE SPRINGS, FL 32096

2026

11-2S-15-00020-003



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Stories	1.	1. 100
Architctual	01	CONV 100
Units	0	100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0202MOBILE HOME/M HOME	
MAP NUM	MKT AREA	03
NEIGHBORHOOD/LOC	11215.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,187	100		2,187	47,475
UCP	375	20		75	1,628
UOP	48	25		12	260
UOP	80	25		20	434
UOP	104	25		26	564
TOTALS	2,794			2,320	50,362

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
2	0140	CLFENCE 6	0	100	0	0	1.00	UT	5,200.00
3	0296	SHED METAL	0	100	12	46	1.00	UT	0.00
4	0296	SHED METAL	0	100	12	36	1.00	UT	0.00
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00
6	0296	SHED METAL	0	100	14	36	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100			0.00	0.00	191.71
2	0200	C	MBL HM	0			0.00	0.00	100.00
3	0000	C	VAC RES	100			0.00	0.00	2.36

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,320	90.4500	54.27	125,906	1999	1999	0	0	0 60.00	40.00

1 MOBILE HME 100% - 2022

Heated Area: 2187

HX Base Yr 2022

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/15/2025 MLU

571 NW MCCLURG CT, WHITE SPRINGS

TOTAL OB/XF									
24,100									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100			0.00	0.00	191.71
2	0200	C	MBL HM	0			0.00	0.00	100.00
3	0000	C	VAC RES	100			0.00	0.00	2.36

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					99,498				
TOTAL MARKET OB/XF VALUE					24,100				
TOTAL LAND VALUE - MARKET					22,508				
TOTAL MARKET VALUE					146,106				
SOH/AGL Deduction					20,076				
ASSESSED VALUE					126,030				
TOTAL EXEMPTION VALUE					HX HB 45,594				
BASE TAXABLE VALUE					80,436				
TOTAL JUST VALUE					146,106				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					146,106				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043296	Electrical Servic	0	12/03/2021
21317	M H	123	12/05/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1459/301	12/31/2021	WD	U	I	11	100	
GRANTOR: STEWART DARLENE							
GRANTEE: QUINN STEPHANIE D J							
1458/306	12/31/2021	WD	U	I	30	95,000	
GRANTOR: STEWART DARLENE A							
GRANTEE: QUINN STEPHANIE D J							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W34 S27 E18 UOP= S10 E8 N10 W8\$ E29 UCP= S25 E15 N25 W15\$ E21 N27 W1 N13 UOP= N8 W13 S8 E13\$ W27 S5 UOP= W6 S8 E6 N8\$ S8 W6\$.									

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