

COMM SW COR, RUN E 1383.96 FT TO
RD, N ALONG R/W 1195.93 FT, N 12
FOR POB, CONT N 12 DEG W 60.38 F

ADAMS ERIC B/ADAMS LINDA JEAN
574 NW MANSFIELD DRIVE
WHITE SPRINGS, FL 32096

2026

11-2S-16-01593-004



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	PAGE 1 of 1 3																										
Exterior Wall	32	HARDIE BRD 100	0100	01	1,811	118.2300	132.42	239,813	2015	2015	0	0	0	10.00	90.00	VALUATION BY STANDARD																									
Roof Structur	08	IRREGULAR 100	1 SINGLE FAM 100% - 2004													Heated Area: 1708													HX Base Yr 2004												
Roof Cover	03	COMP SHNGL 100														VALUATION SUMMARY																									
Interior Wall	05	DRYWALL 100														Tax Group: 3													Tax Dist:												
Interior Floo	14	CARPET 80														BUILDING MARKET VALUE													215,832												
Interior Floo	08	SHT VINYL 20														TOTAL MARKET OB/XF VALUE													2,370												
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET													60,450												
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE													237,478												
Bedrooms	3	100														SOH/AGL Deduction													80,173												
Bathrooms	2	100														ASSESSED VALUE													157,305												
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE													HX HB 50,722												
Stories	1	1. 100														BASE TAXABLE VALUE													106,583												
Architectual	05	CONV 100	TOTAL JUST VALUE													278,652																									
Units	0	100	NCON VALUE													0																									
Condition Adj	03	100	INCOME VALUE													PREVIOUS YEAR MKT VALUE																									
Kitchen Adjus	01	01 100	PRCL:0:8: THE DISCREPANCY.													PRMT:1:1: SHERROUSERT 5 AC PER PERMIT																									
Quality			06	06	XFOB:2:1: HOMES OF MERIT MH													SALE:1:1: 31.93 ACRES																							
DOR CODE			5000IMPROVED AG													PERMIT NUM DESCRIPTION AMT ISSUED																									
MAP NUM			03													33156 SFR 615 07/08/2015																									
NEIGHBORHOOD/LOC			11216.00 1.00/													15491 M H 125 05/07/1999																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	SALES DATA																																			
BAS	1,708	100		1,708	203,556	OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE																													
FOP	81	30		24	2,860	1540/1185	5/07/2025	LE U	I	I	14	100																													
FOP	264	30		79	9,415	GRANTOR: ADAMS ERIC B							GRANTEE: ADAMS ERIC B (ENH L																												
TOTALS						2,053										04/11/2025	MLU																								
EXTRA FEATURES						574 NW MANSFIELD DR, WHITE SPRINGS																																			
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	0040	BARN, POLE	0 100	21 26	546.00	UT	2.50	2.50	70	2003	2003	3	70	956																											
2	0166	CONC, PAVMT	0 100	9 23	207.00	UT	2.00	2.00	100	2015	2015	3	100	414																											
3	0296	SHED METAL	0 100	0 0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000																											
LAND DESCRIPTION																																									
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	0200	C	MBL HM	100		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	6,500.00	6,500.00	16,250																								
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	6.80	AC		1.00	1.00	1.00	445.00	445.00	3,026																								
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	6.80	AC		1.00	1.00	1.00	6,500.00	6,500.00	44,200																								
REVIEW DATE 04/06/2023 BY KS Total Acres: 9.30 Total Land Value: 19,276 Market: 44,200 Agricultural: 3,026 Common: 16,250 PRINTED 11/19/2025 BY SYS																																									