COMM SW COR OF SEC, RUN E ALONG
1383.96 FT TO E R/W MORRELL RD,
1195.93 FT, CONT N 12 DEG W 201.

HALVORSROD CLINT CARTER/HALVORSROD TONYA DIANE
323 NW MANSFIELD DR
WHITE SPRINGS, FL 32096

**2025**

**11-2S-16-01593-006**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

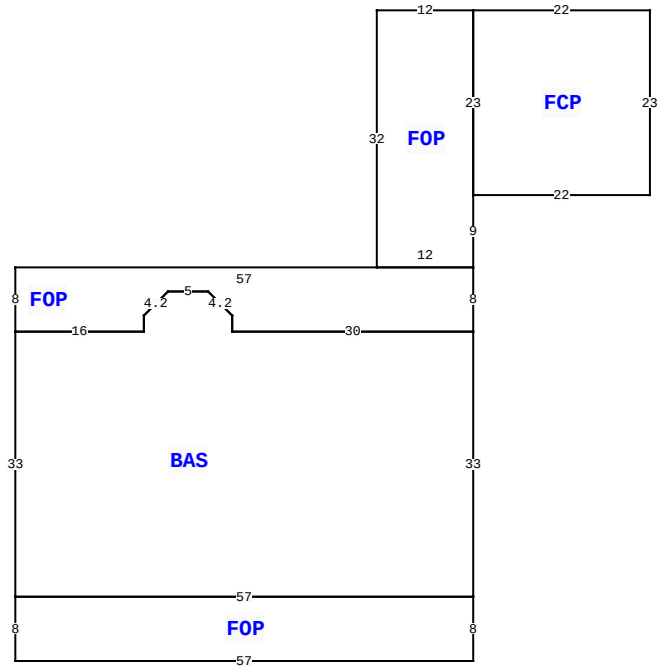
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 04 | 04 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 07 | 07 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD/LOC | 11216.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,927 | 100 | | 1,927 | 279,028 |
| FCP | 506 | 25 | | 126 | 18,245 |
| FOP | 384 | 30 | | 115 | 16,652 |
| FOP | 410 | 30 | | 123 | 17,811 |
| FOP | 456 | 30 | | 137 | 19,837 |
| TOTALS | 3,683 | | | 2,428 | 351,572 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,428 | 142.0709 | 159.12 | 386,343 | 2002 | 2015 | 0 | 0 | 0 | 9.00 | 91.00 |

2 SINGLE FAM 100% - 2025 Heated Area: 1927 HX Base Yr 2025




323 NW MANSFIELD DR, WHITE SPRINGS

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/11/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 351,572 |
| TOTAL MARKET OB/XF VALUE | | 44,742 |
| TOTAL LAND VALUE - MARKET | | 124,350 |
| TOTAL MARKET VALUE | | 520,664 |
| SOH/AGL Deduction | | 178,898 |
| ASSESSED VALUE | | 341,766 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 291,044 |
| TOTAL JUST VALUE | | 520,664 |
| NCON VALUE | | 5,700 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 492,704 |

SALE:2:1: 18.75 ACRES

XFOB:1:1: 1993 FLEETWOOD/HARBOR SPRINGS MH

BLDG:1:1: FLEET MH

SALE:1:1: 10.02 AC INCLUDED WITH PROPERTY ALREADY

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000050439 | Electrical Servic | 0 | 07/25/2024 |
| 000045911 | Roof Replacement | 25,200 | 11/15/2022 |
| 25639 | SFR | 501 | 03/22/2007 |
| 23421 | POOL | 150 | 07/27/2005 |
| 18883 | SFR | 321 | 10/26/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1511/1453 | 4/01/2024 | WD | Q | I | 01 | 759,000 |
| GRANTOR: BARRY HAROLD L | | | | | | |
| GRANTEE: HALVORSROD CLINT CA | | | | | | |
| 0773/0167 | 12/01/1992 | WD | U | V | 34 | 13,700 |
| GRANTOR: LENVIL DICKS | | | | | | |
| GRANTEE: HAROLD BARRY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP= N8 FOP= N9 FCP= E22 N23 W22 S23$ N23 W12 S32 E12$ W57 S8 E16 N2 R3 U3 E5 D3 R3 S2 E30$ BAS= W30 N2 L3 U3 W5 D3 L3 S2 W16 S33 FOP= S8 E57 N8 W57$ E57 N33 $.

## 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 | 0030 | BARN,MT | 0 | 100 | 40 | 76 | 3,040.00 | UT | 11.00 | 11.00 | 60 | 2017 | 2017 | 3 | 60 | 20,064 | |
| 2 | 0280 | POOL R/CON | 0 | 100 | 16 | 32 | 512.00 | UT | 70.00 | 70.00 | 100 | 2005 | 2005 | 3 | 51 | 18,278 | |
| 3 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 300 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 400 | |
| 5 | 0104 | GENERATOR | 0 | 100 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2025 | 2024 | | 95 | 5,700 | |

## LAND DESCRIPTION

TOTAL OB/XF 44,742

| 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 | 0100 | C | SFR | 100 | | 00 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 5,000 | | | | | | | |
| 2 | 9900 | C | AC NON-AG | 100 | | | | | 23.87 | AC | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 119,350 | | | | | | | |

REVIEW DATE 08/16/2024 BY TW Total Acres: 24.87 Total Land Value: 124,350 Market: 0 Agricultural: 0 Common: 124,350 PRINTED 08/22/2025 BY SYS