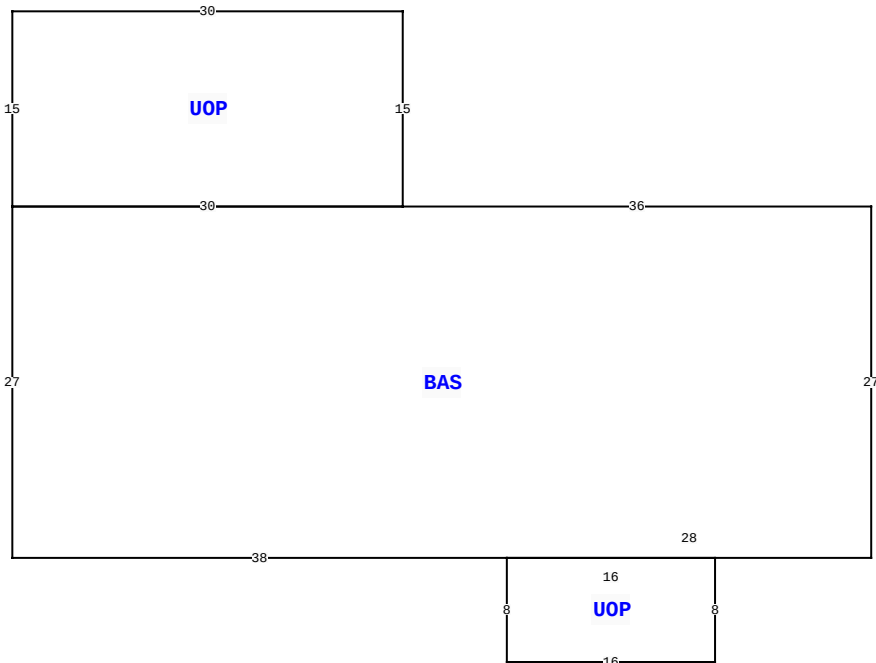
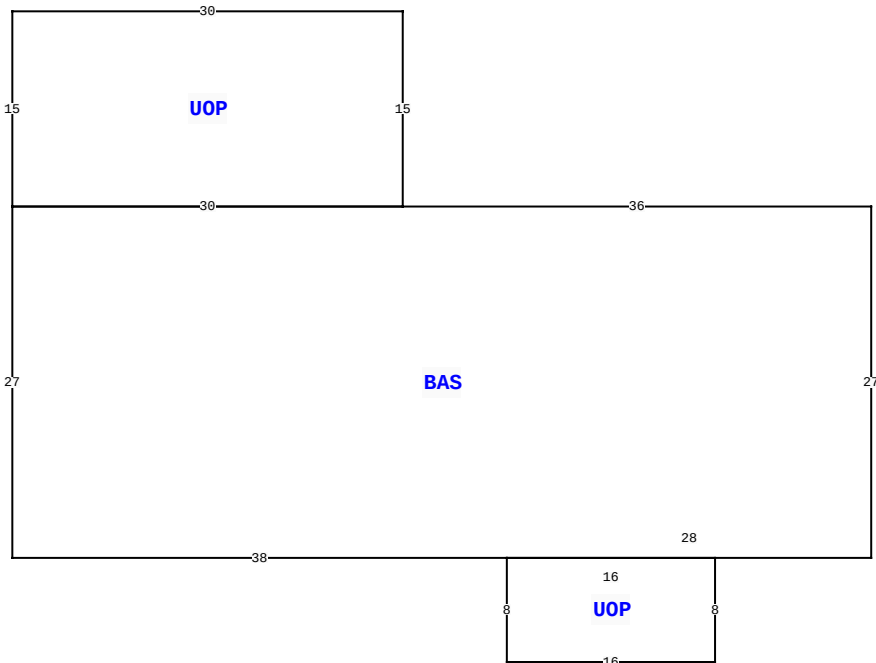


WALLACE WILLIAM R & BEVERLY A/WALLACE BEVERLY A
557 NW BISON CT
WHITE SPRINGS, FL 32096

11-2S-16-01593-008

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY					STANDARD																			
Exterior Wall	31	VINYL SID	100	0800	02	1,926	113.9000	68.34	131,623	1994	1994	0	0	60.00	40.00	Tax Group: 3					Tax Dist:																		
Roof Structure	03	GABLE/HIP	100	1 MOBILE HME 0% - 0										Heated Area: 1782					HX Base Yr					BUILDING MARKET VALUE					52,649										
Roof Cover	03	COMP SHNGL	100											TOTAL MARKET OB/XF VALUE					10,000																				
Interior Wall	05	DRYWALL	100											TOTAL LAND VALUE - MARKET					29,700																				
Interior Floor	14	CARPET	90											TOTAL MARKET VALUE					70,978																				
Interior Floor	08	SHT VINYL	10											SOH/AGL Deduction					8,787																				
Air Condition	03	CENTRAL	100											ASSESSED VALUE					62,191																				
Heating Type	04	AIR DUCTED	100											TOTAL EXEMPTION VALUE					0																				
Bedrooms		3	100											BASE TAXABLE VALUE					62,191																				
Bathrooms		2	100											TOTAL JUST VALUE					92,349																				
Stories	1.	1.	100											NCON VALUE					0																				
Architectual Units	01	CONV	100											INCOME VALUE					92,349																				
Condition Adj	03	03	100											PREVIOUS YEAR MKT VALUE					92,349																				
Kitchen Adjus	01	01	100											LAND:1:1: JOINS 01593-010 & 01608-013 26.24 AC TOT																									
														SALE:1:1: INCLUDED 01608-013																									
Quality	05	05											PERMIT NUM					DESCRIPTION					AMT					ISSUED											
DOR CODE	5000	IMPROVED AG											000048257					Roof Replacement					10,000					09/25/2023											
MAP NUM																																							
NEIGHBORHOOD/LOC	11216.00	1.00/																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,782	100		1,782	48,713																																		
UOP	128	25		32	875																																		
UOP	450	25		112	3,062																																		
TOTALS	2,360			1,926	52,649																																		
EXTRA FEATURES										561 NW BISON CT, WHITE SPRINGS										BLD DATE										LGL DATE									
																				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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200																							
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800																							
3	0327	STABLES-SM	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,000																							
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																							
LAND DESCRIPTION										TOTAL OB/XF										10,000																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500																						
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	2.96	AC		1.00	1.00	1.00	280.00	280.00	829																						
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	2.96	AC		1.00	1.00	1.00	7,500.00	7,500.00	22,200																						
REVIEW DATE	10/16/2023	BY	JS	Total Acres: 3.96			Total Land Value: 8,329			Market: 22,200			Agricultural: 829			Common: 7,500			PRINTED 11/19/2025 BY SYS																				