COMM SW COR OF SEC, RUN E
1383.96 FT TO E R/W MORRELL
RD, RUN N ALONG R/W 1195.93

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUS
C/O FL DEP-DIV OF STATE LANDS, 3900 COMMONWEALTH BLVD-MS 11
TALLAHASSEE, FL 32399-3000

2025

11-2S-16-01593-012

BUILDING CHARACTERISTICS

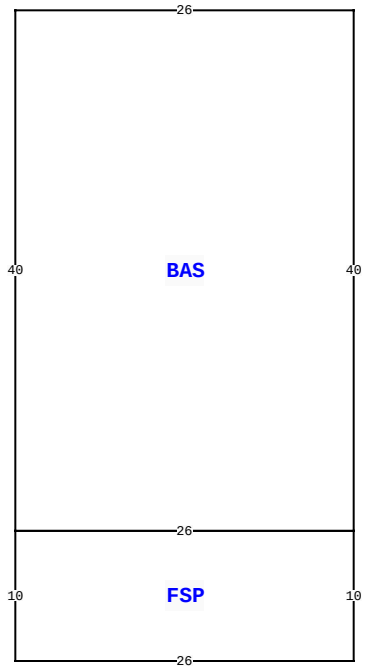
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	8710	STATE TIITF
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	1,040	100		1,040	62,857
FSP	260	40		104	6,286
TOTALS	1,300			1,144	69,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,144	116.9000	109.89	125,714	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1040 HX Base Yr



309 NW MANSFIELD DR, WHITE SPRINGS

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		69,143
TOTAL MARKET OB/XF VALUE		10,273
TOTAL LAND VALUE - MARKET		96,750
TOTAL MARKET VALUE		176,166
SOH/AGL Deduction		0
ASSESSED VALUE		176,166
TOTAL EXEMPTION VALUE	05	176,166
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		176,166
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048327	Roof Replacement	6,500	10/03/2023
24138	M H	275	02/14/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1164/0935	12/11/2008	WD	Q	I	03	240,000
GRANTOR: PANSY SMITH (WIDOW OF						
GRANTEE: BOARD OF TRUSTEES O						
0799/1556	10/29/1991	WD	Q	V		50,000
GRANTOR: LENVIL H DICKS						
GRANTEE: JERRY E & PANSY SMI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S40 FSP= S10 E26 N10 W26$ E26 N40$.

EXTRA FEATURES

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	0294	SHED WOOD/	0	0	0	0	516.00	UT	9.00	9.00	40	2006	2006	3	40	1,858	
2	0261	PRCH, UOP	0	0	0	0	674.00	UT	7.00	7.00	30	2006	2006	3	30	1,415	
3	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 10,273

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	8700	C	STATE	0		00	0.00	0.00	21.50	AC		1.00	1.00	1.00	4,500.00	4,500.00	96,750							

REVIEW DATE 10/31/2023 BY jerry Total Acres: 21.50 Total Land Value: 96,750 Market: 0 Agricultural: 0 Common: 96,750 PRINTED 08/27/2025 BY SYS