

COMM AT SW COR OF SEC. RUN E 138
OF MORRELL RD, N ALONG R/W 1195.
N 12 DEG W 201.36 FT, N 84 DEG E

COUSINEAU MICHAEL/COUSINEAU MICHELLE
724 NW MANSFIELD DR
WHITE SPRINGS, FL 32096

2026

11-2S-16-01593-015



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 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	3 100
Bathrooms	2 100
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	0200	MOBILE HOME	
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	2,052	100		2,052	120,839
FSP	160	40		64	3,769
TOTALS	2,212			2,116	124,608

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	
4	0031	BARN,MT AE	0	0	0	0	1.00	UT	0.00	0.00	
5	0081	DECKING WI	0	0	0	0	1.00	UT	1,800.00	1,800.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0200	C	MBL HM	0			0.00	0.00	3.00	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	2,116	113.9000	107.07	226,560	2005	2005	0	0	0	45.00	55.00	
1 MANUF 1 0% - 0 Heated Area: 2052 HX Base Yr													
724 NW MANSFIELD DR, WHITE SPRINGS													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/14/2025 MLU													

TOTAL OB/XF 11,000													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100		
4	0031	BARN,MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017
5	0081	DECKING WI	0	0	0	0	1.00	UT	1,800.00	1,800.00	100	2023	2022

TOTAL OB/XF 11,000													
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
1	0200	C	MBL HM	0			0.00	0.00	3.00	AC		1.00	1.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		124,608	
TOTAL MARKET OB/XF VALUE		11,000	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		158,108	
SOH/AGL Deduction		0	
ASSESSED VALUE		158,108	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		158,108	
TOTAL JUST VALUE		158,108	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		158,108	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042823	Roof Replacement	8,000	09/24/2021
22065	M H	304	07/12/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1393/2056	8/29/2019	WD	Q	I	01	86,800	
GRANTOR: JOHN & GAIL SWART							
GRANTEE: MICHAEL & MICHELLE							
1338/0320	3/30/2017	QC	U	I	11	100	
GRANTOR: COLIE & KIMBERLY HARS							
GRANTEE: JOHN & GAIL SWART (							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W18 FSP= N10 W16 S10 E16\$ W58 S27 E76 N27\$.													