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.

CULLUM DUSTIN R/CULLUM KRISTINA E
345 NW MANSFIELD DR
WHITE SPRINGS, FL 32096

2026

11-2S-16-01593-017

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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
Quality	05	05

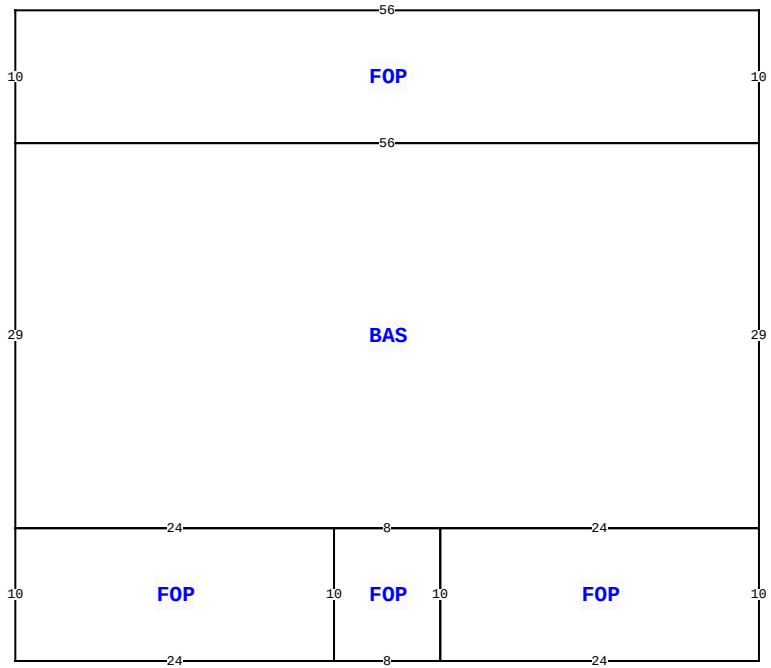
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	11216.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100		1,624	193,520
FOP	80	30		24	2,860
FOP	240	30		72	8,580
FOP	240	30		72	8,580
FOP	560	30		168	20,019
TOTALS	2,744			1,960	233,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,960	129.7472	145.32	284,827	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2023 Heated Area: 1624 HX Base Yr 2023



345 NW MANSFIELD DR, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		233,558
TOTAL MARKET OB/XF VALUE		1,100
TOTAL LAND VALUE - MARKET		29,250
TOTAL MARKET VALUE		263,908
SOH/AGL Deduction		8,494
ASSESSED VALUE		255,414
TOTAL EXEMPTION VALUE	13 HX HB VX	255,414
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		263,908
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1475/2772	9/15/2022	WD	Q	I	01	310,000
GRANTOR: BARRY HAROLD V II						
GRANTEE: CULLUM DUSTIN R						
1475/2770	9/01/2022	WD	U	I	11	100
GRANTOR: BARRY HAROLD L						
GRANTEE: BARRY HAROLD V II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W56 S29 E24 E8 E24 N29 $
FOP=[ORIG=0,0] N10 W56 S10 E56 $
FOP=[ORIG=-56,29] S10 E24 N10 W24 $
FOP=[ORIG=-24,29] S10 E24 N10 W24 $
FOP=[ORIG=-32,29] S10 E8 N10 W8 $
.

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	0060	CARPORT F	0	100	18	30	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,100

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	3.90	AC		1.00	1.00	1.00	7,500.00	7,500.00	29,250							

REVIEW DATE 05/16/2023 BY jerry Total Acres: 3.90 Total Land Value: 29,250 Market: 0 Agricultural: 0 Common: 29,250 PRINTED 11/19/2025 BY SYS