COMM NW COR OF SEC 14-2S-16, RUN
FOR POB, RUN N 370.83 FT, E 555.
APPROX 370 FT TO S LINE OF SEC 1

CAMPBELL MELINDA KAY
562 NW BISON CT
WHITE SPRINGS, FL 32096

2026

11-2S-16-01593-112

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

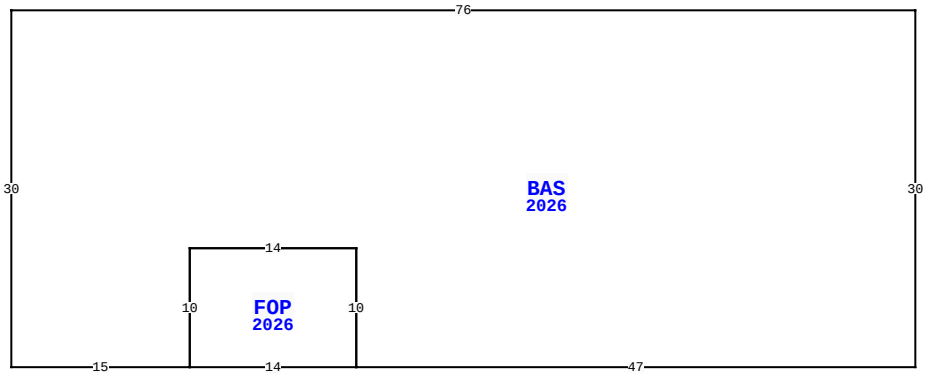
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	2,140	100	2026	2,140	244,094
FOP	140	35	2026	49	5,589
TOTALS	2,280			2,189	249,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,189	113.0000	116.39	254,778	2025	2025	0	0	0	2.00	98.00

2 MANUF 3 0% - 2026 Heated Area: 2140 HX Base Yr



562 NW BISON CT, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	249,682
TOTAL MARKET OB/XF VALUE	9,000
TOTAL LAND VALUE - MARKET	33,110
TOTAL MARKET VALUE	291,792
SOH/AGL Deduction	0
ASSESSED VALUE	291,792
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	291,792
TOTAL JUST VALUE	291,792
NCON VALUE	510,144
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053925	Storage Building	16,000	08/27/2025
000053120	Mobile Home		06/30/2025
000052845	Right-of-Way Acce		04/07/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1501/2101	10/26/2023	WD	Q	I	05	140,000
GRANTOR: QUIROGA BAROX ZERANKU						
GRANTEE: CAMPBELL MELINDA KA						
1434/1003	3/30/2021	WD	Q	I	05	40,000
GRANTOR: MASK DIANE						
GRANTEE: QUIROGA BAROX ZERAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=30,-10] W76 S30 E15 N10 E14 S10 E47 N30 $
FOP=[YR=2026;ORIG=-31,10] E14 S10 W14 N10 $
.

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	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
6	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
7	0296	SHED METAL	0	0	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	

LAND DESCRIPTION

TOTAL OB/XF 9,000

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	0200	C	MBL HM	0		00	0.00	0.00	4.73	AC		1.00	1.00	1.00	7,000.00	7,000.00	33,110							

REVIEW DATE 09/03/2025 BY JB Total Acres: 4.73 Total Land Value: 33,110 Market: 0 Agricultural: 0 Common: 33,110 PRINTED 11/18/2025 BY SYS