NW1/4 OF NW1/4 OF SE1/4 & NE1/4
SW1/4. EX .2 AC LYING E OF E R/W
ORB 1130-897.

STEWART RICHARD LOUIS/STEWART TERESA WILLIAMS
22388 N HWY 441
WHITE SPRINGS, FL 32096

2026

12-1N-16-01515-000

BUILDING CHARACTERISTICS

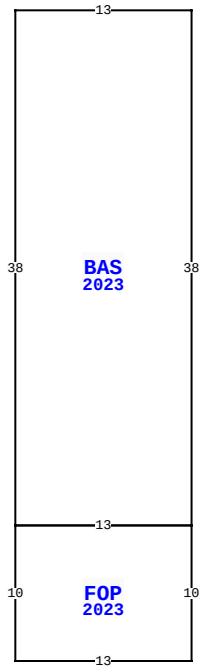
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
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	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	901116.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	494	100	2023	494	57,039
FOP	130	35	2023	46	5,311
TOTALS	624			540	62,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	540	118.0000	121.54	65,632	2022	2022	0	0	0	5.00	95.00

1 MANUF 3 100% - 2025 Heated Area: 494 HX Base Yr 2025



22388 N US HIGHWAY 441 , WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/07/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		62,350
TOTAL MARKET OB/XF VALUE		13,656
TOTAL LAND VALUE - MARKET		42,665
TOTAL MARKET VALUE		86,116
SOH/AGL Deduction		40,706
ASSESSED VALUE		45,410
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,410
TOTAL JUST VALUE		118,671
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044238	Mobile Home		07/25/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1415/1923	7/15/2020	WD	Q	I	01	97,000
GRANTOR: DREWS C & SHELLIE N L						
GRANTEE: RICHARD LOUIS & TER						
1181/1100	9/25/2009	WD	Q	V	01	57,300
GRANTOR: RIVLAND INVESTORS LLC						
GRANTEE: DREWS C & SHELLIE N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=18,13] E13 S38 W13 N38 $
FOP=[YR=2023;ORIG=18,51] E13 S10 W13 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	0031	BARN,MT AE	0	100	18	38	684.00	UT	9.00	9.00	100	2013	2013	3	100	6,156	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	

LAND DESCRIPTION

TOTAL OB/XF 13,656

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	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	2,300.00	2,300.00	2,300							
2	5500	A	TIMBER 2	0					17.55	AC		1.00	1.00	1.00	445.00	445.00	7,810							
3	9910	M	MKT.VAL.AG	0					17.55	AC		1.00	1.00	1.00	2,300.00	2,300.00	40,365							

REVIEW DATE 08/18/2022 BY JB Total Acres: 18.55 Total Land Value: 10,110 Market: 40,365 Agricultural: 7,810 Common: 2,300 PRINTED 11/20/2025 BY SYS