COMM AT SW COR OF NE1/4 OF
SE1/4, RUN E 357.52 FT, NORTH
365.54 FT, W 357.52 FT, SOUTH

CONNER TERRY
325 NW KATIE GLN
WHITE SPRINGS, FL 32096

2025

13-2S-15-00050-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	01	01

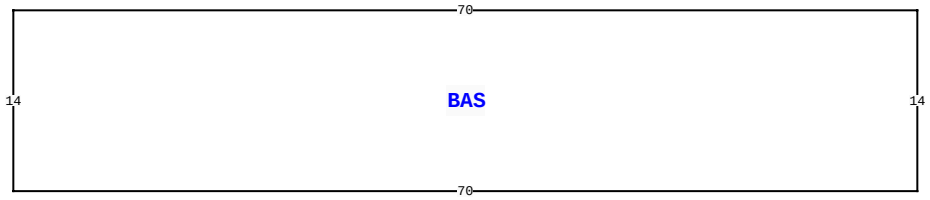
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 13215.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	980	100		980	11,290
TOTALS	980			980	11,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	980	48.0000	28.80	28,224	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 980 HX Base Yr



323 NW KATIE GLN, 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	11,290
TOTAL MARKET OB/XF VALUE	8,500
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	42,290
SOH/AGL Deduction	6,367
ASSESSED VALUE	35,923
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,923
TOTAL JUST VALUE	42,290
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	37,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38518	PUMP/UTPOL	50	08/23/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1232/0263	3/25/2012	WD	U	I	30	100
GRANTOR: ETHEL CONNER						
GRANTEE: TERRY CONNER						
1232/0261	3/25/2012	QC	U	I	11	100
GRANTOR: TERRY CONNER						
GRANTEE: ETHEL CONNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S14 E70 N14$.

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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
5	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
6	0040	BARN,POLE	0	0	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	
7	0285	SALVAGE	0	0	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	

LAND DESCRIPTION

TOTAL OB/XF 8,500

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		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	22,500							

REVIEW DATE 05/24/2023 BY thresa Total Acres: 3.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 08/11/2025 BY SYS