BEG NW COR OF NE1/4, RUN E
130.03 FT, S 1326.36 FT, W
797.27 FT, N 1326.58 FT TO N

SAYE LAWRENCE T/SAYE MARTHA S
480 NW FROG HOLLOW WAY
WHITE SPRINGS, FL 32096

2026

13-2S-16-01603-130

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

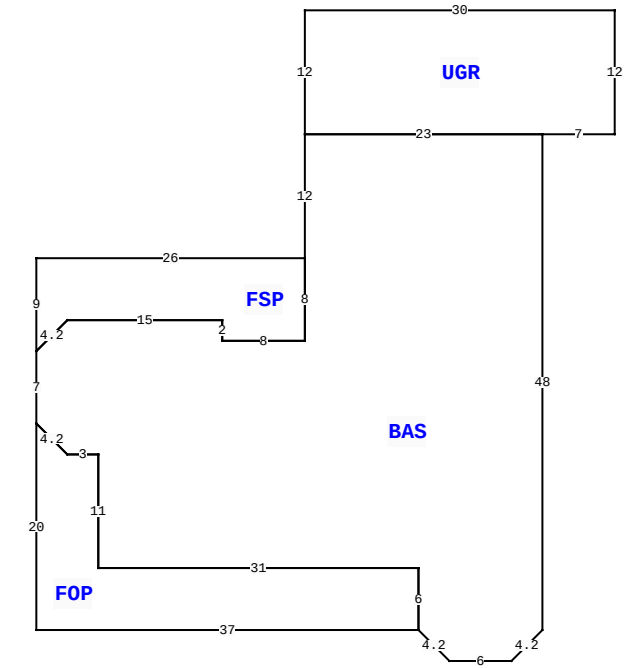
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 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 03
NEIGHBORHOOD/LOC	13216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,598	100		1,598	159,098
FOP	293	30		88	8,761
FSP	177	40		71	7,069
UGR	360	45		162	16,129
TOTALS	2,428			1,919	191,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,919	115.4440	129.30	248,127	2002	2002	0	0	0	23.00	77.00

2 SINGLE FAM 100% - 1997 Heated Area: 1598 HX Base Yr 1997



480 NW FROG HOLLOW WAY, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	07/28/2022 SPF

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		191,058
TOTAL MARKET OB/XF VALUE		2,500
TOTAL LAND VALUE - MARKET		193,700
TOTAL MARKET VALUE		209,125
SOH/AGL Deduction		67,424
ASSESSED VALUE		141,701
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		90,979
TOTAL JUST VALUE		387,258
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,739

SALE:1:1: 25.60 ACRES

BLDG:1:1: SOUT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18853	SFR	274	10/18/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0799/1402	11/01/1991	WD	Q	V		36,000

GRANTOR: LENVIL H DICKS

GRANTEE: LAWRENCE T & MARTHA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S12 FSP= W26 S9 R3 U3 E15 S2 E8 N8$ S8 W8 N2 W15 D3 L3 S7 FOP= S20 E37 N6 W31 N11 W3 U3 L3 $ R3 D3 E3 S11 E31 S6 R3 D3 E6 U3 R3 N48$ UGR= E7 N12 W30 S12 E23$.

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	0294	SHED WOOD/	0	100	10	10	1.00	UT	0.00	0.00	100	1996	1996	3	100	500	
2	0296	SHED METAL	0	100	12	24	1.00	UT	0.00	0.00	100	1996	1996	3	100	1,500	
3	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 2,500

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	0100	C	SFR	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	37.74	AC		1.00	1.00	1.00	5,000.00	5,000.00	188,700							
3	6200	A	PASTURE 3	0		00	0.00	0.00	37.74	AC		1.00	1.00	1.00	280.00	280.00	10,567							

REVIEW DATE 04/20/2023 BY kellen Total Acres: 38.74 Total Land Value: 15,567 Market: 188,700 Agricultural: 10,567 Common: 5,000 PRINTED 10/03/2025 BY SYS