

COMM NW COR OF NE1/4, RUN E 130.
POB, CONT E 435.33 FT TO C/L OF
CREEK, MEANDER ALONG C/L OF CREE

MADISON RANDALL L/RUSSELL MELISSA H
479 NW FROG HOLLOW WAY
WHITE SPRINGS, FL 32096

2026

13-2S-16-01603-131



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	5000IMPROVED AG	

MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	13216.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100		144	12,775
BAS	575	100		575	51,011
BAS	691	100		691	61,302
FOP	100	30		30	2,662
FOP	426	30		128	11,355
FUS	204	100		204	18,098
FUS	544	100		544	48,261
UDU	300	55		165	14,638
UOP	80	20		16	1,420

TOTALS	3,064			2,497	221,521
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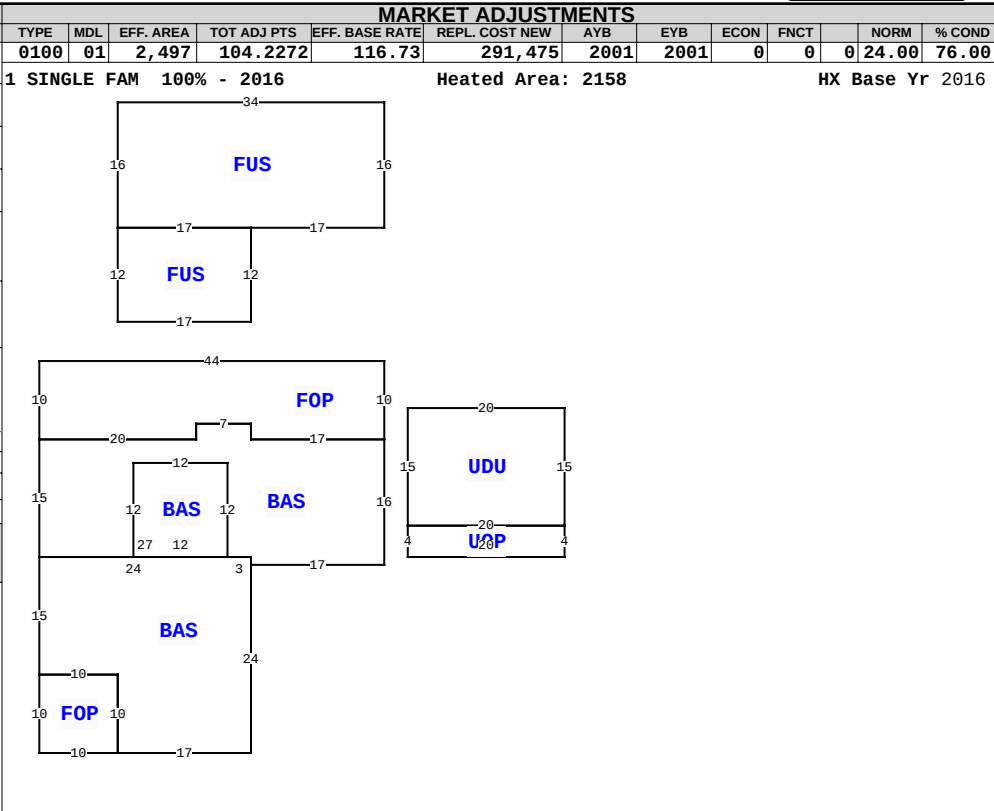
EXTRA FEATURES

L N	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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100		0	3	100	200	
3	0040	BARN,POLE	0	100	32	40	1,280.00	UT	3.00	3.00	100	2008	2008	3	100	3,840	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	1,000	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0100	C	SFR	100	
2	5500	A	TIMBER 2	0	
3	9910	M	MKT . VAL . AG	0	

REVIEW DATE 04/20/2023 BY kellen



479 NW FROG HOLLOW WAY, WHITE SPRINGS

TOTAL OB/XF																	7,840
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COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 3					Tax Dist:							
BUILDING MARKET VALUE					221,521							
TOTAL MARKET OB/XF VALUE					7,840							
TOTAL LAND VALUE - MARKET					120,330							
TOTAL MARKET VALUE					259,782							
SOH/AGL Deduction					147,524							
ASSESSED VALUE					112,258							
TOTAL EXEMPTION VALUE					HX HB VX					55,722		
BASE TAXABLE VALUE					56,536							
TOTAL JUST VALUE					349,691							
NCON VALUE					0							
INCOME VALUE												
PREVIOUS YEAR MKT VALUE					352,606							
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE				
0949/0039		2/25/2002		WD	Q	I		40,000				
GRANTOR: LENVIL H DICKS												
GRANTEE: RANDALL & MELISSA R												
0800/1109		10/14/1991		WD	Q	V		25,000				
GRANTOR: LENVIL H DICKS												
GRANTEE: RANDALL & MELISSA R												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W3 BAS= N12 W12 S12 E12\$ W24 S15 FOP= S10 E10 N10 W10\$ E10 S10 E17 N24 BAS= E17 N16 FOP= N10 W44 S10 E20 N2 E7 S2 E17\$ W17 N2 W7 S2 W20 S15 E27 S1\$ N1\$ PTR= N30 FUS= N12 FUS= E17 N16 W34 S16 E17\$ W17 S12 E17\$ S30 PTR= E40 UOP= N4 UDU= N15 W20 S15 E20\$ W20 S4 E20\$ W40\$.												