NE1/4 OF NW1/4 LYING N OF SR-136

444-241, 778-379, WD 1521-1798

HARRINGTON GARY MELVIN/HARRINGTON HILDA L
2031 NW THUNDER ST
WHITE SPRINGS, FL 32096

2026

14-2S-15-00064-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

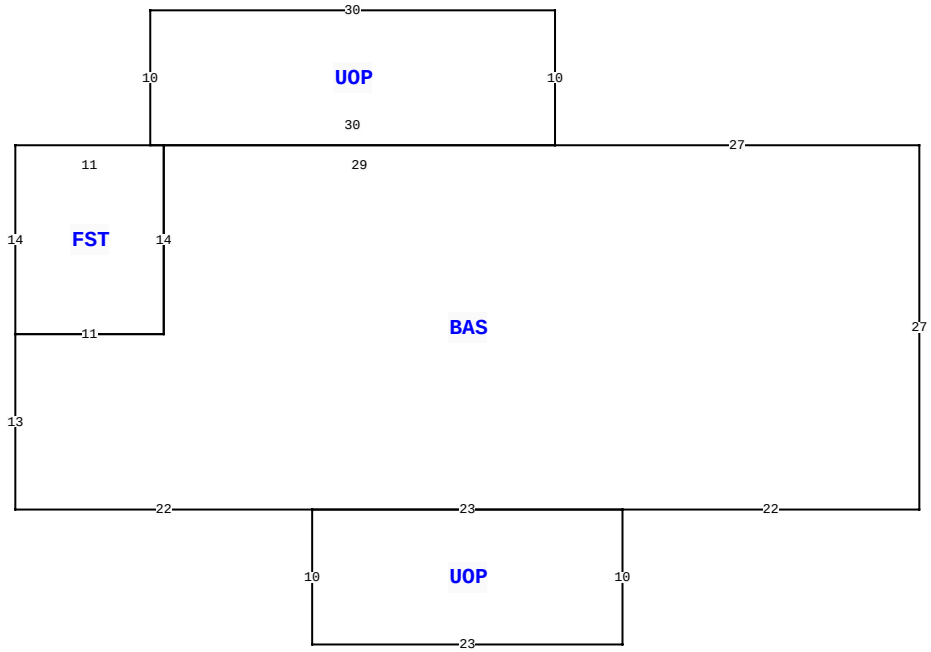
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 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	14215.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,655	100		1,655	137,556
FST	154	55		85	7,065
UOP	230	20		46	3,823
UOP	300	20		60	4,987
TOTALS	2,339			1,846	153,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,846	114.1700	127.87	236,048	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1655 HX Base Yr



2031 NW THUNDER ST, 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		153,431
TOTAL MARKET OB/XF VALUE		7,400
TOTAL LAND VALUE - MARKET		82,808
TOTAL MARKET VALUE		170,956
SOH/AGL Deduction		74,948
ASSESSED VALUE		96,008
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		45,286
TOTAL JUST VALUE		243,639
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1521/1798	8/20/2024	WD	U	I	11	100

GRANTOR: HARRINTON GARY MELVIN

GRANTEE: HARRINTON GARY MELV

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 UOP= N10 W30 S10 E30$ W29 FST= W11 S14 E11 N14$ S14 W11 S13 E22 UOP= S10 E23 N10 W23$ E23 E22 N27$.

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	0296	SHED METAL	0	100	10	20	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0040	BARN,POLE	0	100	16	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0296	SHED METAL	0	100	12	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
4	0180	FPLC 1STRY	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	4,000	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
6	0040	BARN,POLE	0	100	20	30	600.00	UT	2.50	2.50	100	2015	2015	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 7,400

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	0110	C	SFR RURAL	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.80	5,500.00	4,400.00	4,400							
2	5997	A	RIVERS/BAYS/	0			0.00	0.00	5.25	AC		1.00	1.00	1.00	25.00	25.00	131							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	17.82	AC		1.00	1.00	0.80	5,500.00	4,400.00	78,408							
4	5500	A	TIMBER 2	0			0.00	0.00	12.57	AC		1.00	1.00	1.00	445.00	445.00	5,594							

REVIEW DATE 10/20/2022 BY JD Total Acres: 18.82 Total Land Value: 10,125 Market: 78,408 Agricultural: 5,725 Common: 4,400 PRINTED 10/03/2025 BY SYS