COMM NW COR OF SEC, RUN E ALONG
OF SEC 1383.96 FT TO E R/W MORRE
E 556.82 FT FOR POB, CONT E 278.

EDENFIELD CASSIE/EDENFIELD WILSON L
779 NW MORRELL DRIVE
WHITE SPRINGS, FL 32096-9603

2026

14-2S-16-01608-017

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

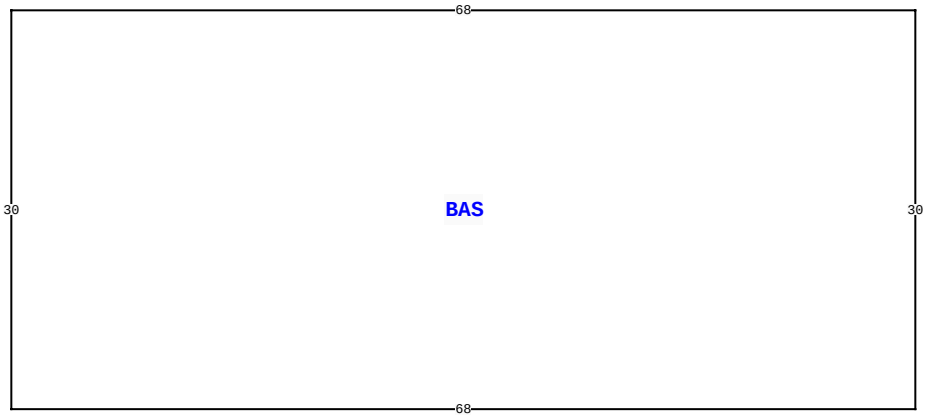
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 14216.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100		2,040	141,975
TOTALS	2,040			2,040	141,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,040	113.9000	107.07	218,423	2010	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2011 Heated Area: 2040 HX Base Yr 2011



243 NW EDENFIELD GLN, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/17/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		141,975
TOTAL MARKET OB/XF VALUE		7,200
TOTAL LAND VALUE - MARKET		15,150
TOTAL MARKET VALUE		164,325
SOH/AGL Deduction		74,258
ASSESSED VALUE		90,067
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		39,345
TOTAL JUST VALUE		164,325
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29031	M H	630	11/24/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1203/1125	10/15/2010	WD	U	V	16	100
GRANTOR: CASSIE EDENFIELD						
GRANTEE: CASSIE EDENFIELD &						
1188/1273	2/02/2010	WD	U	V	11	100
GRANTOR: WILSON L & VERA L EDE						
GRANTEE: CASSIE EDENFIELD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S30 E68 N30$.

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	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,200

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		00	0.00	0.00	2.02	AC		1.00	1.00	1.00	7,500.00	7,500.00	15,150							

REVIEW DATE 04/19/2023 BY kellen Total Acres: 2.02 Total Land Value: 15,150 Market: 0 Agricultural: 0 Common: 15,150 PRINTED 11/20/2025 BY SYS