BEG SE COR OF NW1/4 OF NE1/4, RU
FT, W 627.27 FT TO E R/W MARILYN
ALONG R/W APPROX 744.19 FT, E AP

RUIS JAMES B
359 NW BISON CT
WHITE SPRINGS, FL 32096

2026

14-2S-16-01608-120

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

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

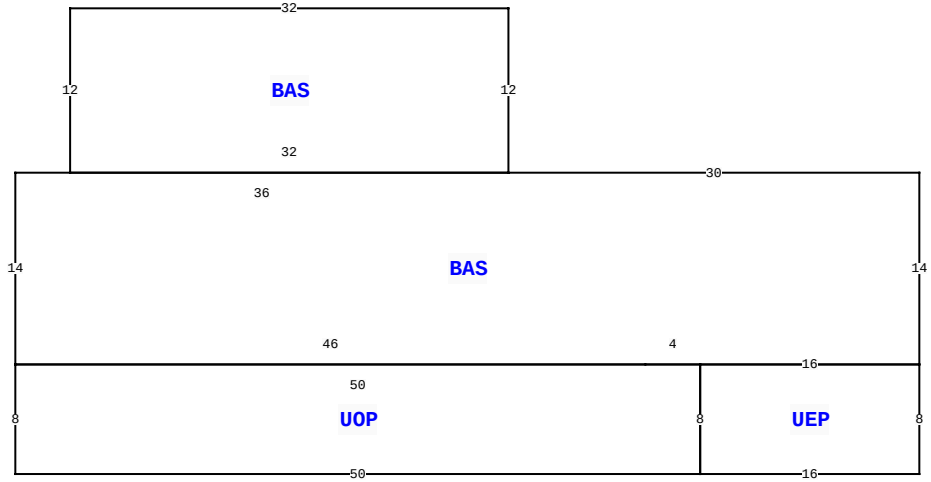
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 14216.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100		384	10,774
BAS	924	100		924	25,924
UEP	128	70		90	2,525
UOP	400	25		100	2,806
TOTALS	1,836			1,498	42,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,498	116.9000	70.14	105,070	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2008 Heated Area: 1308 HX Base Yr 2008



359 NW BISON CT, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		42,028
TOTAL MARKET OB/XF VALUE		26,869
TOTAL LAND VALUE - MARKET		35,070
TOTAL MARKET VALUE		103,967
SOH/AGL Deduction		28,870
ASSESSED VALUE		75,097
TOTAL EXEMPTION VALUE	HX HB	50,097
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		103,967
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,967

PRMT:2:1: RUIS, JAMES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22976	M H	250	04/01/2005
18234	M H	125	05/02/2001
17962	M H	125	02/09/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1384/1863	5/15/2019	WD	U	I	11	100

GRANTOR: JENNIFER L MORGAN
GRANTEE: JAMES B RUIS

1127/1900	7/15/2007	WD	Q	V	03	27,600

GRANTOR: SUBRANDY LTD PARTNERS
GRANTEE: JAMES B & JENNIFER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W30 W36 S14 E46 E4 E16 N14 $
BAS=[ORIG=-30,0] N12 W32 S12 E32 $
UEP=[ORIG=-16,14] S8 E16 N8 W16 $
UOP=[ORIG=-66,14] S8 E50 N8 W50 $
.

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	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2007	2007	3	100	900	
2	0296	SHED METAL	0	100	24	32	768.00	UT	11.00	11.00	60	2008	2008	3	60	5,069	
3	9945	Well/Sept	0	100	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,200	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	2,500	
8	0214	GRN HOUSE	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 26,869

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			0.00	0.00	5.01	AC		1.00	1.00	1.00	7,000.00	7,000.00	35,070							

REVIEW DATE 04/19/2023 BY kellen Total Acres: 5.01 Total Land Value: 35,070 Market: 0 Agricultural: 0 Common: 35,070 PRINTED 11/19/2025 BY SYS