

(AKA PART OF LOT 14 NATURE CONSERVATION)
COMM AT SE COR OF NW1/4 OF NE1/4

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

2026

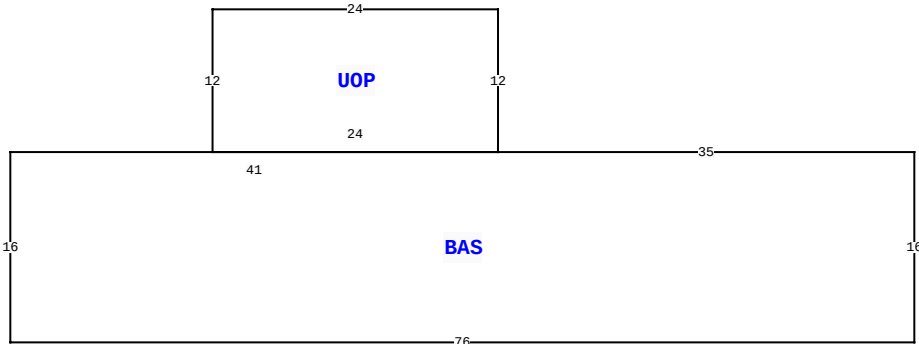
14-2S-16-01608-122

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR 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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual Units	01	CONV 100 0 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		03
NEIGHBORHOOD/LOC	14216.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,216	100
UOP	288	25
TOTALS	1,504	1,288
TOTALS	1,504	77,180

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	0	12	24	288.00	UT	12.00	12.00	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	0200	C	MBL HM	0			0.00	0.00	5.00	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,288	115.9000	108.95	140,328	1996	1996	0	0	45.00	55.00
1 MANUF 1 0% - 2021 Heated Area: 1216 HX Base Yr											
											
253 NW BISON CT, WHITE SPRINGS											
BLDG. AREA: 1216											
BLDG. VALUE: 140,328											
BLDG. AGE: 1996											
BLDG. CONDITION: 55.00											
BLDG. CONDITION ADJUSTMENT: 0.00											
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TOTAL OB/XF													
12,056													
04/15/2025 MLU													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		77,180	
TOTAL MARKET OB/XF VALUE		12,056	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		124,236	
SOH/AGL Deduction		15,382	
ASSESSED VALUE		108,854	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		108,854	
TOTAL JUST VALUE		124,236	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		124,236	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27835	M H	441	05/27/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1402/2625	1/09/2020	WD	U	I	37
GRANTOR: STEVEN HAYWARD NAIL					
GRANTEE: JAMES B RUIS					
1402/2622	1/07/2020	QC	U	I	11
GRANTOR: ANDREW J DICKS					
GRANTEE: STEVEN HAYWARD NAIL					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W35 UOP= N12 W24 S12 E24\$ W41 S16 E76 N16\$.											