

COMM NW COR, RUN E 2763.80 FT, S  
FT FOR POB, RUN E 521.63 FT TO W  
BISON CT, (FKA MARILYN LN) S ALO

NELSON BILLY JOE  
478 NW BISON CT  
WHITE SPRINGS, FL 32096

2026

14-2S-16-01608-412



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 03 | BELOW AVG. 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 01 | MINIMUM 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          |
| Condition Adj            | 03 | 03 100         |
| Kitchen Adjus            | 01 | 01 100         |

|                  |                  |       |
|------------------|------------------|-------|
| Quality          | 04               | 04    |
| DOR CODE         | 0200 MOBILE HOME |       |
| MAP NUM          |                  | 03    |
| NEIGHBORHOOD/LOC | 14216.00         | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 924              | 100         |      | 924          | 19,570               |
| TOTALS    | 924              |             |      | 924          | 19,570               |

| EXTRA FEATURES |            |             |         |    |    |        |    |          |                |           |         |
|----------------|------------|-------------|---------|----|----|--------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0070       | CARPORT UF  | 0 100   | 18 | 20 | 360.00 | UT | 3.00     | 3.00           | 70        | 2001    |
| 2              | 0296       | SHED METAL  | 0 100   | 10 | 16 | 160.00 | UT | 5.00     | 5.00           | 70        | 2001    |
| 3              | 9945       | Well/Sept   | 0 100   | 0  | 0  | 1.00   | UT | 7,000.00 | 7,000.00       | 100       |         |
| 4              | 0252       | LEAN-TO W/  | 0 100   | 6  | 10 | 60.00  | UT | 2.00     | 2.00           | 60        | 2001    |
| 5              | 0296       | SHED METAL  | 0 100   | 0  | 0  | 1.00   | UT | 0.00     | 0.00           | 100       | 2008    |
| 6              | 0296       | SHED METAL  | 0 100   | 0  | 0  | 1.00   | UT | 0.00     | 0.00           | 100       | 2008    |
| 7              | 0252       | LEAN-TO W/  | 0 100   | 0  | 0  | 1.00   | UT | 0.00     | 0.00           | 100       | 2013    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |      |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 0200     | C   | MBL HM               | 100 |     | A-1      | 0.00  | 0.00  | 2.50        | AC        | 1.00 |

| TYPE                                                      | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |                | NORM      | % COND |
|-----------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|----------------|-----------|--------|
| 0800                                                      | 02  | 924       | 88.2550     | 52.95          | 48,926         | 1993 | 1993 | 0    | 0    | 0              | 60.00     | 40.00  |
| 1 MOBILE HME 100% - 2004 Heated Area: 924 HX Base Yr 2004 |     |           |             |                |                |      |      |      |      |                |           |        |
| <div>14<div>BAS</div>6614</div>                           |     |           |             |                |                |      |      |      |      |                |           |        |
| 478 NW BISON CT, WHITE SPRINGS                            |     |           |             |                |                |      |      |      |      |                |           |        |
|                                                           |     |           |             |                |                |      |      |      |      | BLD DATE       | LGL DATE  |        |
|                                                           |     |           |             |                |                |      |      |      |      | XF DATE        | LAND DATE |        |
|                                                           |     |           |             |                |                |      |      |      |      | INC DATE       | AG DATE   |        |
|                                                           |     |           |             |                |                |      |      |      |      | 04/14/2025 MLU |           |        |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |           |      |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| 8,788       |          |     |                      |     |     |          |       |       |             |           |      |
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1           | 0200     | C   | MBL HM               | 100 |     | A-1      | 0.00  | 0.00  | 2.50        | AC        | 1.00 |

| COLUMBIA COUNTY PROPERTY       |  |           |  |              |           |        |           |               |  | PAGE 1 of 1 |  | 3 |
|--------------------------------|--|-----------|--|--------------|-----------|--------|-----------|---------------|--|-------------|--|---|
| VALUATION SUMMARY              |  |           |  |              |           |        |           |               |  |             |  |   |
| VALUATION BY                   |  |           |  |              |           |        |           |               |  | STANDARD    |  |   |
| Tax Group: 3                   |  |           |  |              | Tax Dist: |        |           |               |  |             |  |   |
| BUILDING MARKET VALUE          |  |           |  |              |           |        |           |               |  | 19,570      |  |   |
| TOTAL MARKET OB/XF VALUE       |  |           |  |              |           |        |           |               |  | 8,788       |  |   |
| TOTAL LAND VALUE - MARKET      |  |           |  |              |           |        |           |               |  | 18,750      |  |   |
| TOTAL MARKET VALUE             |  |           |  |              |           |        |           |               |  | 47,108      |  |   |
| SOH/AGL Deduction              |  |           |  |              |           |        |           |               |  | 15,858      |  |   |
| ASSESSED VALUE                 |  |           |  |              |           |        |           |               |  | 31,250      |  |   |
| TOTAL EXEMPTION VALUE          |  |           |  |              | HX HB     |        |           |               |  | 25,000      |  |   |
| BASE TAXABLE VALUE             |  |           |  |              |           |        |           |               |  | 6,250       |  |   |
| TOTAL JUST VALUE               |  |           |  |              |           |        |           |               |  | 47,108      |  |   |
| NCON VALUE                     |  |           |  |              |           |        |           |               |  | 0           |  |   |
| INCOME VALUE                   |  |           |  |              |           |        |           |               |  |             |  |   |
| PREVIOUS YEAR MKT VALUE        |  |           |  |              |           |        |           |               |  | 47,108      |  |   |
|                                |  |           |  |              |           |        |           |               |  |             |  |   |
|                                |  |           |  |              |           |        |           |               |  |             |  |   |
|                                |  |           |  |              |           |        |           |               |  |             |  |   |
|                                |  |           |  |              |           |        |           |               |  |             |  |   |
|                                |  |           |  |              |           |        |           |               |  |             |  |   |
|                                |  |           |  |              |           |        |           |               |  |             |  |   |
|                                |  |           |  |              |           |        |           |               |  |             |  |   |
|                                |  |           |  |              |           |        |           |               |  |             |  |   |
|                                |  |           |  |              |           |        |           |               |  |             |  |   |
|                                |  |           |  |              |           |        |           |               |  |             |  |   |
|                                |  |           |  |              |           |        |           |               |  |             |  |   |
|                                |  |           |  |              |           |        |           |               |  |             |  |   |
|                                |  |           |  |              |           |        |           |               |  |             |  |   |
| SALES DATA                     |  |           |  |              |           |        |           |               |  |             |  |   |
| OFF RECORD<br>Number           |  | DATE      |  | TYPE<br>INST | Q<br>U    | V<br>I | RSN<br>CD | SALE<br>PRICE |  |             |  |   |
| 0978/0371                      |  | 3/20/2003 |  | WD           | Q         | V      | 01        | 100           |  |             |  |   |
| GRANTOR: SHARRON PETTEY (CORRE |  |           |  |              |           |        |           |               |  |             |  |   |
| GRANTEE: BILLY JOE NELSON      |  |           |  |              |           |        |           |               |  |             |  |   |
| 0978/0115                      |  | 3/17/2003 |  | WD           | Q         | V      |           | 13,000        |  |             |  |   |
| GRANTOR: SHARRON PETTEY        |  |           |  |              |           |        |           |               |  |             |  |   |
| GRANTEE: BILLY JOE NELSON      |  |           |  |              |           |        |           |               |  |             |  |   |
| BUILDING NOTES                 |  |           |  |              |           |        |           |               |  |             |  |   |