COMM SW COR OF NW1/4 OR LOT 2, R
TO POB, RUN NE 29 DEG 587.55 FT
SE 60 DEG ALONG R/W 530.96 FT, S

HUGHES KASSIE/HUGHES WILLIAM
10338 NW US HWY 41
WHITE SPRINGS, FL 32096

2026

16-2S-16-01628-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

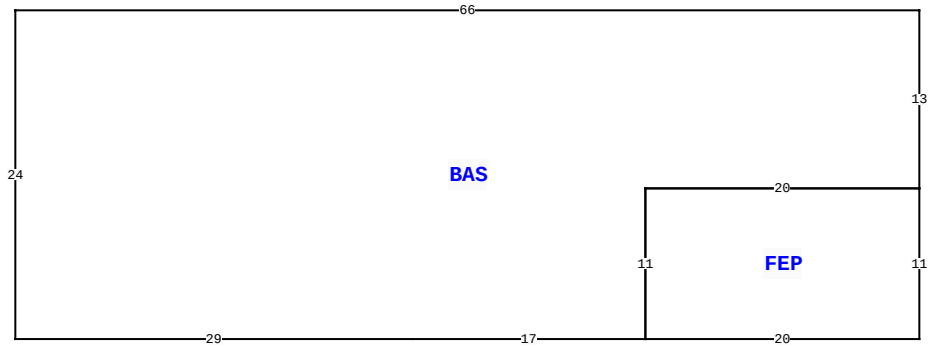
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	16216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,364	100		1,364	123,477
FEP	220	80		176	15,933
TOTALS	1,584			1,540	139,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,540	124.3440	139.27	214,476	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1364 HX Base Yr 2022



10338 NW US HIGHWAY 41 , 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		139,409
TOTAL MARKET OB/XF VALUE		4,599
TOTAL LAND VALUE - MARKET		46,130
TOTAL MARKET VALUE		190,138
SOH/AGL Deduction		51,754
ASSESSED VALUE		138,384
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		87,662
TOTAL JUST VALUE		190,138
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1434/783	4/17/2021	QC	U	I	11	0
GRANTOR: STORMANT WAYNE & ROSE						
GRANTEE: HUGHES KASSIE						
1281/0271	9/09/2014	QC	U	I	11	60,000
GRANTOR: SAMMIE JR & RANDALL B						
GRANTEE: WAYNE & ROSE STORMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W66 S24 E29 E17 N11 E20 N13 $
FEP=[ORIG=-20,24] E20 N11 W20 S11 $
.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0294	SHED WOOD/	0	100	20	20	400.00	UT	7.50	7.50	40	1993	1993	3	40	1,200	
3	0252	LEAN-TO W/	0	100	12	32	384.00	UT	2.00	2.00	40	1993	1993	3	40	307	
4	0252	LEAN-TO W/	0	100	12	20	240.00	UT	2.00	2.00	40	1993	1993	3	40	192	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,000	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	

LAND DESCRIPTION

TOTAL OB/XF 4,599

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	0100	C	SFR	100		A-1	0.00	0.00	6.59	AC		1.00	1.00	1.00	7,000.00	7,000.00	46,130							

REVIEW DATE 11/17/2022 BY KS Total Acres: 6.59 Total Land Value: 46,130 Market: 0 Agricultural: 0 Common: 46,130 PRINTED 11/06/2025 BY SYS