LOTS 39 & 40 SUWANNEE HIGHLANDS
436-556, 529-475,

LAMB ROY W A/LAMB CHRISTA
544 NW LANDRESS TERR
WHITE SPRINGS, FL 32096

2026

16-2S-16-01631-039

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

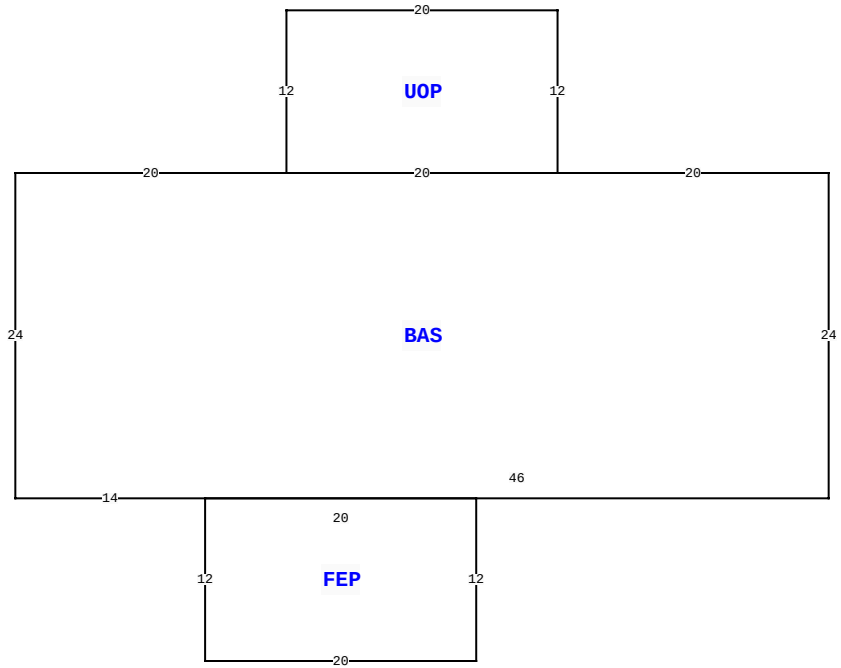
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	15	HARDTILE 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	16216.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	43,857
FEP	240	85		204	6,213
UOP	240	25		60	1,827
TOTALS	1,920			1,704	51,897

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,704	126.9000	76.14	129,743	1980	1980	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1440 HX Base Yr



544 NW LANDRESS TER, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	93,709
TOTAL MARKET OB/XF VALUE	18,137
TOTAL LAND VALUE - MARKET	20,800
TOTAL MARKET VALUE	132,646
SOH/AGL Deduction	59,850
ASSESSED VALUE	72,796
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	47,796
TOTAL JUST VALUE	132,646
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,646

XFOB:1:1: SKYLINE M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S24 E14 FEP= S12 E20 N12 W20$ E46 N24 W20 UOP= N12 W20 S12 E20$ W20$.

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	0296	SHED METAL	0	100	12	24	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0296	SHED METAL	0	100	10	16	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	24	24	576.00	UT	3.00	3.00	60	1993	1993	3	60	1,037	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	900	
8	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
10	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	

TOTAL OB/XF 16,737

LAND DESCRIPTION

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	0.65	16,000.00	10,400.00	10,400							
2	0200	C	MBL HM	0		00	0.00	0.00	1.00	LT		1.00	1.00	0.65	16,000.00	10,400.00	10,400							

REVIEW DATE 11/17/2022 BY KS Total Acres: 1.77 Total Land Value: 20,800 Market: 0 Agricultural: 0 Common: 20,800 PRINTED 11/04/2025 BY SYS

LOTS 39 & 40 SUWANNEE HIGHLANDS
436-556, 529-475,

LAMB ROY W A/LAMB CHRISTA
544 NW LANDRESS TERR
WHITE SPRINGS, FL 32096

2026

16-2S-16-01631-039

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

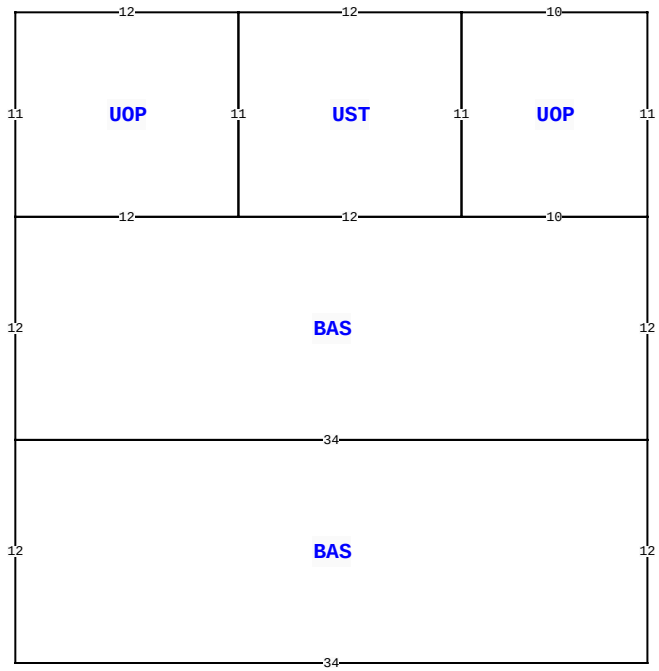
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 50
Exterior Wall	31	VINYL SID 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
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	03	03
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	16216.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	408	100		408	18,482
BAS	408	100		408	18,482
UOP	110	20		22	997
UOP	132	20		26	1,178
UST	132	45		59	2,673
TOTALS	1,190			923	41,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0101	01	923	92.0700	75.50	69,686	1987	1987	0	0	0	40.00	60.00

3 SFR/MH CON 0% - 0 Heated Area: 816 HX Base Yr



544 NW LANDRESS TER, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		93,709
TOTAL MARKET OB/XF VALUE		18,137
TOTAL LAND VALUE - MARKET		20,800
TOTAL MARKET VALUE		132,646
SOH/AGL Deduction		59,850
ASSESSED VALUE		72,796
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		47,796
TOTAL JUST VALUE		132,646
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 UST= N11 W12 S11 E12$ W12 UOP= N11 W12 S11 E12$
W12S12 BAS= S12 E34 N12 W34$ E34 N12$ UOP= N11 W10 S11 E10$.

EXTRA FEATURES

L N	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
11	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	
12	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,400

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/17/2022 BY KS Total Acres: 1.77 Total Land Value: 20,800 Market: 0 Agricultural: 0 Common: 20,800 PRINTED 11/04/2025 BY SYS