LOT 41 SUWANNEE HIGHLANDS S/D.

LAMB THOMAS K
185 NW WHITAKER GLN
WHITE SPRINGS, FL 32096

2026

16-2S-16-01631-041

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

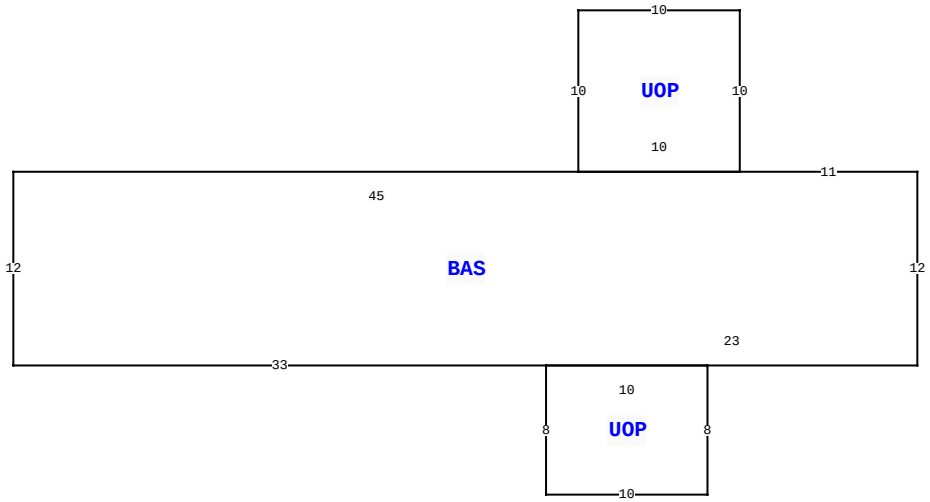
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0200	MOBILE 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	672	100		672	11,720
UOP	80	25		20	349
UOP	100	25		25	436
TOTALS	852			717	12,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	717	72.6750	43.60	31,261	1972	1972	0	0	0	60.00	40.00

2 MOBILE HME 100% - 0 Heated Area: 672 HX Base Yr



185 NW WHITAKER GLN, 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		12,504
TOTAL MARKET OB/XF VALUE		10,700
TOTAL LAND VALUE - MARKET		16,480
TOTAL MARKET VALUE		39,684
SOH/AGL Deduction		25,158
ASSESSED VALUE		14,526
TOTAL EXEMPTION VALUE	HX HB	12,917
BASE TAXABLE VALUE		1,609
TOTAL JUST VALUE		39,684
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		39,684

XFOB:1:1: PKWD 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= W11 UOP= N10 W10 S10 E10$ W45 S12 E33 UOP= S8 E10 N8 W10$ E23 N12$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 10,700

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	0.52	LT		1.00	1.00	1.00	16,000.00	16,000.00	8,320							
2	0000	C	VAC RES	100		00	0.00	0.00	0.51	LT		1.00	1.00	1.00	16,000.00	16,000.00	8,160							

REVIEW DATE 11/17/2022 BY KS Total Acres: 1.03 Total Land Value: 16,480 Market: 0 Agricultural: 0 Common: 16,480 PRINTED 11/04/2025 BY SYS