

LOT 1, EX BEG NW COR, RUN E
229.48 FT, SW 105.93 FT TO N
LINE OF STEPHEN FOSTER DRIVE,

TOWNSEND ROBERT C
447 NW STEPHEN FOSTER DR
WHITE SPRINGS, FL 32096

2025

18-2S-16-01646-000

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|--------------|------------|
| ELEMENT | CD | | |
| Exterior Wall | 03 | BELOW AVG. | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 01 | MINIMUM | 100 |
| Interior Wall | 04 | PLYWOOD | 100 |
| Interior Floor | 14 | CARPET | 90 |
| Interior Floor | 08 | SHT VINYL | 10 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 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 | 05 | 05 | |
| DOR CODE | 0200 MOBILE HOME | | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 18216.010 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 672 | 100 | |
| UOP | 180 | 25 | |
| TOTALS | 852 | | 717 45,635 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-----|---------------|-------------|------------------|----------------|-----|-----------------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | SFR | PILING - 100% | - 1998 | | | | | | | | |
| | | | | Heated Area: 672 | | | HX Base Yr 1998 | | | | |

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 45,635 |
| TOTAL MARKET OB/XF VALUE | | | 8,400 |
| TOTAL LAND VALUE - MARKET | | | 33,728 |
| TOTAL MARKET VALUE | | | 87,763 |
| SOH/AGL Deduction | | | 49,082 |
| ASSESSED VALUE | | | 38,681 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 | |
| BASE TAXABLE VALUE | | | 13,681 |
| TOTAL JUST VALUE | | | 87,763 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 86,602 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
| | | | |
| | | | |
| | | | |
| | | | |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 0604/0717 | 9/01/1986 | WD | Q | V | 01 | 1,500 |

| BUILDING NOTES | | | |
|----------------|--|--|--|
| | | | |

| BUILDING DIMENSIONS | | | |
|----------------------------------------------------------|--|--|--|
| BAS= W56 S12 E34 UOP= S10 E16 N5 E4 N5 W20\$ E22 N12\$. | | | |

| 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 |
|--------|------------|-------------|---------|-----|---|-------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1 | 0081 | DECKING WI | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 600 | |
| 2 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 3 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | UT | 800.00 | 800.00 | 100 | 2023 | 2022 | | 100 | 800 | |
| TOTALS | | | | | | | | | | | | | | | 8,400 | |

| LAND DESCRIPTION | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 | | 00 | 0.00 | 0.00 | 124.00 | FF | | 1.00 | 1.00 | 0.85 | 320.00 | 272.00 | 33,728 | | | | | | | |