LOT 7 STEPHEN FOSTER FOREST S/D.
PB 1115-1170, WD 1127-371, WD 14

HAMILTON JULIE
551 NW STEPHEN FOSTER DR
WHITE SPRINGS, FL 32096

2026

18-2S-16-01646-001

BUILDING CHARACTERISTICS

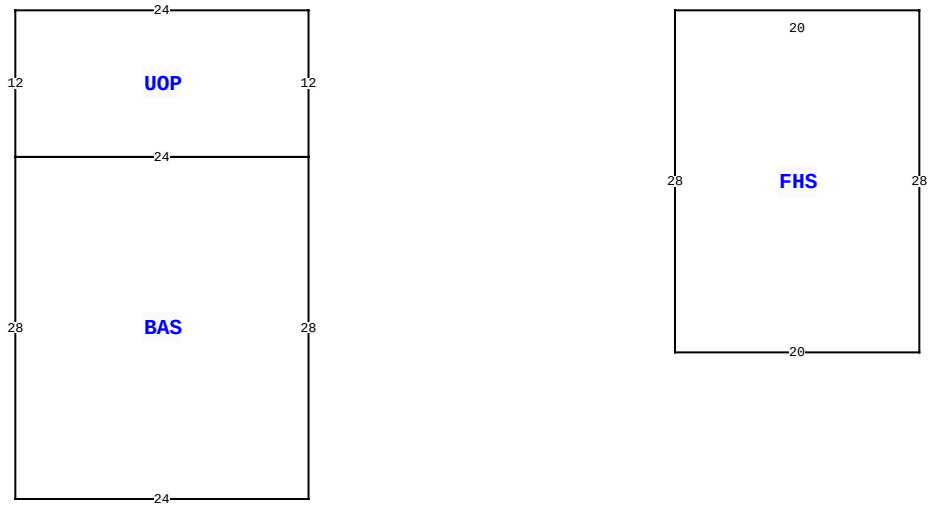
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	40	A FRAME 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	18216.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	57,107
FHS	560	60		336	28,554
UOP	288	20		58	4,929
TOTALS	1,520			1,066	90,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,066	116.7283	130.74	139,369	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1232 HX Base Yr



551 NW STEPHEN FOSTER DR, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	90,590
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	23,680
TOTAL MARKET VALUE	114,770
SOH/AGL Deduction	0
ASSESSED VALUE	114,770
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,770
TOTAL JUST VALUE	114,770
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1464/1639	4/15/2022	WD	U	I	43	200,000
GRANTOR: HUDSON WILLIAM KEITH						
GRANTEE: HAMILTON JULIE						
1127/0371	7/27/2007	WD	Q	I		48,000
GRANTOR: GREGORY A KOEHL (HEIR						
GRANTEE: WILLIAM KEITH HUDSO						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= W24 S12 BAS= S28 E24 N28 W24$ E24 N12$ PTR=E50 FHS= W20 S28 E20 N28$ W50$.

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	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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	0		00	85.00	290.00	74.00	FF		1.00	1.00	1.00	320.00	320.00	23,680							

REVIEW DATE 11/09/2022 BY JD Total Acres: 0.57 Total Land Value: 23,680 Market: 0 Agricultural: 0 Common: 23,680 PRINTED 11/18/2025 BY SYS