LOT 17 PARKMEADOW S/D.
673-213, 771-504, 792-102, WD 13

BAXTER CHRISTOPHER S/BAXTER REGINA C
199 NW ARGONAUT WAY
WHITE SPRINGS, FL 32096

2026

19-2S-16-01654-017

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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
Quality	05	05

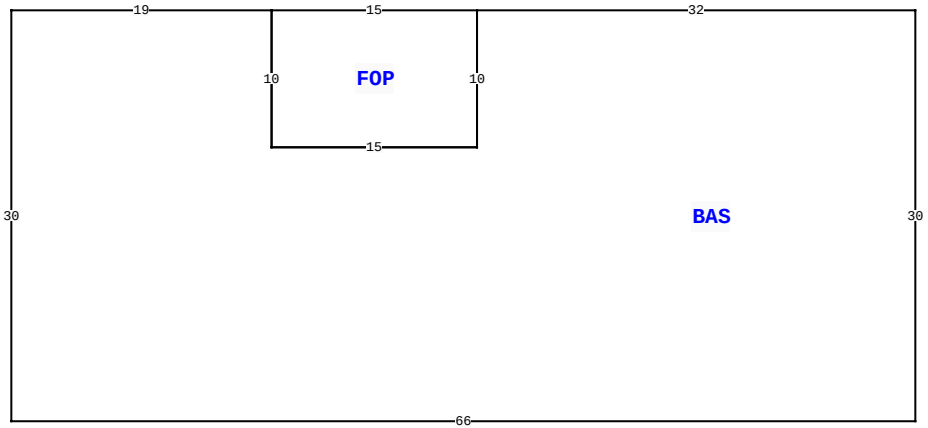
DOR CODE 0201 MODULAR HOME
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 19216.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,830	100		1,830	176,812
FOP	150	35		52	5,024
TOTALS	1,980			1,882	181,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	02	1,882	118.0000	108.56	204,310	2019	2019	0	0	0	11.00	89.00

2 MODULAR 1 100% - 2020 Heated Area: 1830 HX Base Yr 2020



199 NW ARGONAUT WAY, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		181,836
TOTAL MARKET OB/XF VALUE		36,375
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		258,211
SOH/AGL Deduction		135,560
ASSESSED VALUE		122,651
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		71,929
TOTAL JUST VALUE		258,211
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,297

XFOB:1:1: ID#GAFL2AF30345012 A & B ORB 771-504 & R

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053469	Remodel	24,000	06/26/2025
37541	M H	425	12/14/2018
36485	GARAGE	196	03/21/2018
36030	PUMP/UTPOL	50	11/27/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1341/1681	7/26/2017	WD	Q	I	01	28,000
GRANTOR: SUNSHINE PROPERTY SOL						
GRANTEE: CHRISTOPHER S & REG						
1340/1417	7/07/2017	WD	Q	I	01	17,500
GRANTOR: GEORGE EDWIN WHITAKER						
GRANTEE: SUNSHINE PROPERTY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 FOP= W15 S10 E15 N10$ S10 W15 N10 W19 S30 E66 N30$.

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	0031	BARN,MT AE	0	100	30	50	1,500.00	UT	15.00	15.00	75	2018	2018	3	75	16,875	
2	0166	CONC,PAVMT	0	100	10	30	300.00	UT	2.00	2.00	100	2018	2018	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2019	2019	3	100	1,200	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	600	
6	0070	CARPORT UF	0	100	35	36	1,260.00	UT	5.00	5.00	100	2019	2019	3	100	6,300	
7	0251	LEAN TO W/	0	100	0	0	1.00	UT	3,800.00	3,800.00	100	2023	2022		100	3,800	

LAND DESCRIPTION

TOTAL OB/XF 36,375

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 11/15/2022 BY KS Total Acres: 5.01 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 10/06/2025 BY SYS