LOT 21 PARKMEADOW S/D.
ORB 527-830, 679-341, 732-793, 7

PRITCHARD DOUG
435 NW ARGONAUT WAY
WHITE SPRINGS, FL 32096

2026

19-2S-16-01654-021

BUILDING CHARACTERISTICS

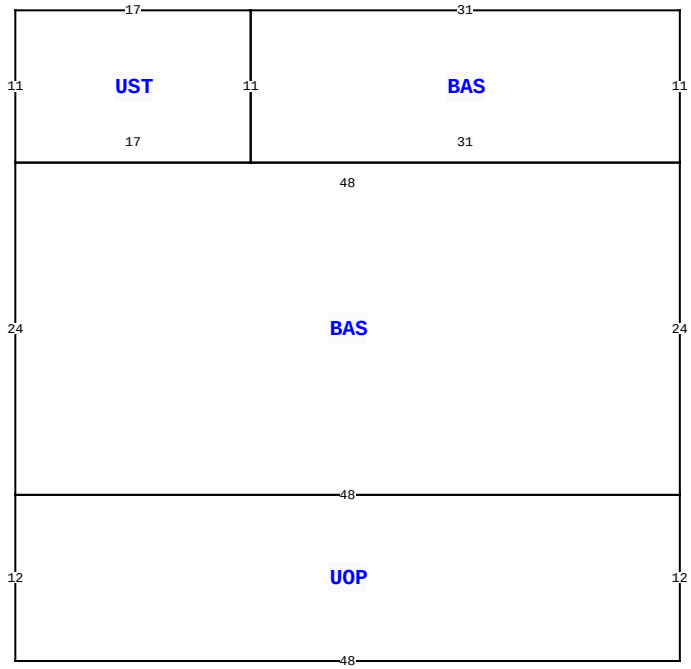
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	0200	MOBILE 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	341	100		341	9,567
BAS	1,152	100		1,152	32,320
UOP	576	25		144	4,040
UST	187	45		84	2,357
TOTALS	2,256			1,721	48,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,721	116.9000	70.14	120,711	2002	2001	0	0	0	60.00	40.00

3 MOBILE HME 100% - 2022 Heated Area: 1493 HX Base Yr 2022



435 NW ARGONAUT WAY, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/17/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		48,284
TOTAL MARKET OB/XF VALUE		12,700
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		95,984
SOH/AGL Deduction		18,078
ASSESSED VALUE		77,906
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		27,184
TOTAL JUST VALUE		95,984
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41203	ELECTRICAL		01/26/2021
18487	M H	125	07/09/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0824/1577	7/03/1996	WD	Q	I		39,000
GRANTOR: HENRY ROGERS						
GRANTEE: OWEN H SR & ALINE P						
0798/1983	12/06/1994	WD	Q	I	03	0
GRANTOR: DARTHA ROGERS						
GRANTEE: HENRY ROGERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 UOP= S12 E48 N12 W48$ E48 N24$ BAS= N11 W31
UST= W17 S11 E17 N11$ S11 E31$.

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	10	25	1.00	UT	0.00	0.00	100	1996	1996	3	100	800	
2	0296	SHED METAL	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2020		100	3,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	1,400.00	1,400.00	100	2023	2022		100	1,400	

LAND DESCRIPTION

TOTAL OB/XF 12,700

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	0000	C	VAC RES	100		A-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	35,000.00	35,000.00	17,500							
2	0200	C	MBL HM	100		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	35,000.00	35,000.00	17,500							

REVIEW DATE 11/15/2022 BY KS Total Acres: 4.14 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/07/2025 BY SYS