

COMM SE COR OF SW1/4 OF NW1/4, N  
POB, CONT N 333.27 FT, W 651.60  
E 651.42 FT TO POB.

PIERSON TREVOR JAMES/PIERSON KIMBERLY JAYNE  
729 NW WHITE SPRINGS AVE  
WHITE SPRINGS, FL 32096

2026

19-2S-16-01655-006



| 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            | 14 | CARPET 90      |
| Interior Floo            | 08 | SHT VINYL 10   |
| 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          |
| 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 19216.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,980            | 100         |      | 1,980        | 116,599              |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 1,980 |  |  | 1,980 | 116,599 |
|--------|-------|--|--|-------|---------|

EXTRA FEATURES

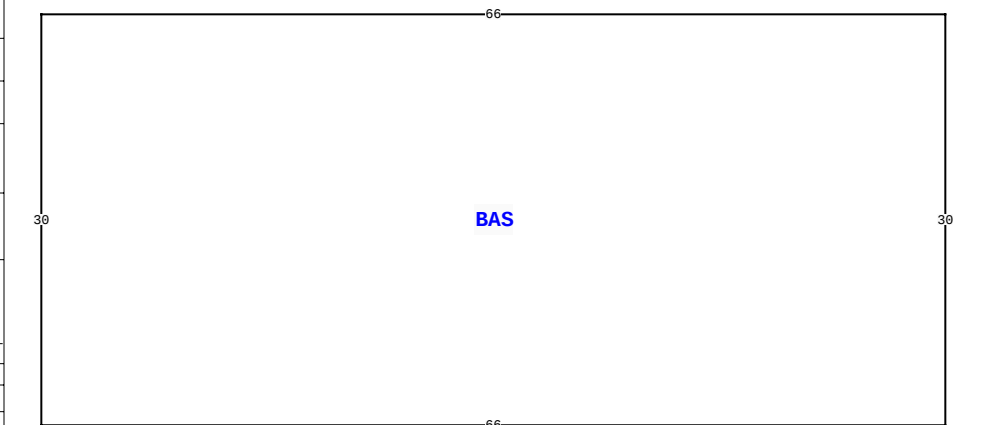
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|-----|------------|-------------|---------|----|----|----------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0166       | CONC, PAVMT | 0 100   | 12 | 38 | 456.00   | UT | 2.00     | 2.00           | 100       | 2005    | 2005        | 3 | 100    | 912             |       |
| 2   | 0294       | SHED WOOD/  | 0 100   | 20 | 16 | 320.00   | UT | 5.00     | 5.00           | 100       | 2005    | 2005        | 3 | 100    | 1,600           |       |
| 3   | 9945       | Well/Sept   | 0 100   | 0  | 0  | 1.00     | UT | 7,000.00 | 7,000.00       | 100       |         |             | 3 | 100    | 7,000           |       |
| 4   | 0031       | BARN, MT AE | 0 100   | 40 | 52 | 2,080.00 | UT | 20.00    | 20.00          | 100       | 2005    | 2005        | 3 | 100    | 41,600          |       |
| 5   | 0060       | CARPORT F   | 0 100   | 18 | 20 | 360.00   | UT | 2.50     | 2.50           | 100       | 2005    | 2005        | 3 | 100    | 900             |       |
| 6   | 0190       | FPLC PF     | 0 100   | 0  | 0  | 1.00     | UT | 1,200.00 | 1,200.00       | 100       | 2005    | 2005        | 3 | 100    | 1,200           |       |
| 7   | 0169       | FENCE/WOOD  | 0 100   | 0  | 0  | 1.00     | UT | 0.00     | 0.00           | 100       | 2013    | 2013        | 3 | 100    | 100             |       |
| 8   | 0031       | BARN, MT AE | 0 100   | 26 | 30 | 780.00   | UT | 9.00     | 9.00           | 100       | 2013    | 2013        | 3 | 100    | 7,020           |       |
| 9   | 0261       | PRCH, UOP   | 0 100   | 0  | 0  | 1.00     | UT | 0.00     | 0.00           | 100       | 2013    | 2013        | 3 | 100    | 300             |       |
| 10  | 0040       | BARN, POLE  | 0 100   | 26 | 28 | 728.00   | UT | 2.50     | 2.50           | 100       | 2017    | 2017        | 3 | 100    | 1,820           |       |

LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT 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  | 5.00        | AC        |     | 1.00      | 1.00   | 1.00    | 7,000.00   | 7,000.00       | 35,000     |                             |      |         |      |     |    |        |

REVIEW DATE 04/25/2022 BY JS

| MARKET ADJUSTMENTS |     |           |             |                   |                |      |      |                 |      |      |        |       |
|--------------------|-----|-----------|-------------|-------------------|----------------|------|------|-----------------|------|------|--------|-------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW | AYB  | EYB  | ECON            | FNCT | NORM | % COND |       |
| 0201               | 02  | 1,980     | 113.9000    | 107.07            | 211,999        | 2006 | 2006 |                 | 0    | 0    | 45.00  | 55.00 |
| 2 MANUF 1          |     |           | 100% - 2019 | Heated Area: 1980 |                |      |      | HX Base Yr 2019 |      |      |        |       |



|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 1,980 |  |  | 1,980 | 116,599 |
|--------|-------|--|--|-------|---------|

729 NW WHITE SPRINGS AVE, WHITE SPRINGS

| UNITS    | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|----------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 456.00   | UT | 2.00     | 2.00           | 100       | 2005    | 2005        | 3 | 100    | 912             |       |
| 320.00   | UT | 5.00     | 5.00           | 100       | 2005    | 2005        | 3 | 100    | 1,600           |       |
| 1.00     | UT | 7,000.00 | 7,000.00       | 100       |         |             | 3 | 100    | 7,000           |       |
| 2,080.00 | UT | 20.00    | 20.00          | 100       | 2005    | 2005        | 3 | 100    | 41,600          |       |
| 360.00   | UT | 2.50     | 2.50           | 100       | 2005    | 2005        | 3 | 100    | 900             |       |
| 1.00     | UT | 1,200.00 | 1,200.00       | 100       | 2005    | 2005        | 3 | 100    | 1,200           |       |
| 1.00     | UT | 0.00     | 0.00           | 100       | 2013    | 2013        | 3 | 100    | 100             |       |
| 780.00   | UT | 9.00     | 9.00           | 100       | 2013    | 2013        | 3 | 100    | 7,020           |       |
| 1.00     | UT | 0.00     | 0.00           | 100       | 2013    | 2013        | 3 | 100    | 300             |       |
| 728.00   | UT | 2.50     | 2.50           | 100       | 2017    | 2017        | 3 | 100    | 1,820           |       |

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|-----|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 1   | 0200     | C   | MBL HM               | 100 |     | A-1      | 0.00  | 0.00  | 5.00        | AC        |     | 1.00      | 1.00   | 1.00    | 7,000.00   | 7,000.00       | 35,000     |                             |      |         |      |     |    |        |

Total Acres: 5.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000

COLUMBIA COUNTY PROPERTY PAGE 1 of 2 3

| VALUATION BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 3              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 116,599  |
| TOTAL MARKET OB/XF VALUE  |           | 62,752   |
| TOTAL LAND VALUE - MARKET |           | 35,000   |
| TOTAL MARKET VALUE        |           | 214,351  |
| SOH/AGL Deduction         |           | 46,276   |
| ASSESSED VALUE            |           | 168,075  |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,722   |
| BASE TAXABLE VALUE        |           | 117,353  |
| TOTAL JUST VALUE          |           | 214,351  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 214,351  |

XFOB:3:4: ATTACHED 11 X 38 UOP/UCP  
XFOB:3:3: ATTACHED 14 X 38 LIVING QUARTERS  
XFOB:3:2: ALSO: ATTACHED 15 X 40 UCP  
XFOB:3:1: 40 X 52 BARN WITH INTERIOR ROOM WITH BAT

| PERMIT NUM | DESCRIPTION      | AMT    | ISSUED     |
|------------|------------------|--------|------------|
| 000042982  | Roof Replacement | 11,299 | 10/19/2021 |
| 23637      | M H              | 0      | 09/22/2005 |

SALES DATA

| OFF RECORD Number | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|-------------------|------------|-----------|-------|-------|--------|------------|
| 1372/0115         | 11/01/2018 | WD        | Q     | I     | 01     | 166,000    |

GRANTOR: KIM HELMS FKA KIM KIN  
GRANTEE: TREVOR JAMES & KIMB  
0933/2539 8/28/2001 WD Q V 26,000  
GRANTOR: WATKINS SAUNDERS JR  
GRANTEE: KIM KINNEY

BUILDING NOTES

|  |
|--|
|  |
|--|

BUILDING DIMENSIONS

BAS= W66 S30 E66 N30\$.

[illegible]