LOT 9 SPRINGVILLE ACRES.
ORB 772-274, 780-347, 796-2025
821-349, 831-1390, QC 992-1021

JOHNSON DON P III
456 NW BENFORD GLN
WHITE SPRINGS, FL 32096

**2025**

**19-2S-16-01655-108**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |

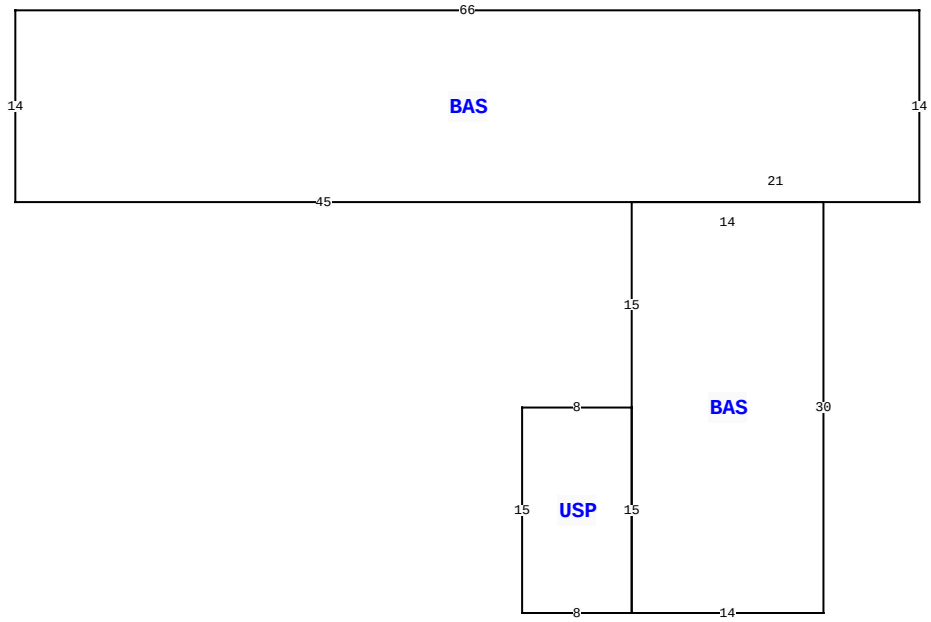
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 19216.030 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 420 | 100 | | 420 | 7,585 |
| BAS | 924 | 100 | | 924 | 16,688 |
| USP | 120 | 35 | | 42 | 758 |
| TOTALS | 1,464 | | | 1,386 | 25,031 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,386 | 75.2490 | 45.15 | 62,578 | 1987 | 1987 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2005 Heated Area: 1344 HX Base Yr 2005




456 NW BENFORD GLN, WHITE SPRINGS

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 25,031 |
| TOTAL MARKET OB/XF VALUE | | 11,220 |
| TOTAL LAND VALUE - MARKET | | 30,800 |
| TOTAL MARKET VALUE | | 67,051 |
| SOH/AGL Deduction | | 27,276 |
| ASSESSED VALUE | | 39,775 |
| TOTAL EXEMPTION VALUE | HX HB SX | 39,775 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 67,051 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 64,898 |

XFOB:1:1: ROYA MH

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 27031 | RECONNECT | 75 | 05/21/2008 |
| 7941 | M H | 100 | 01/03/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1004/2442 | 1/20/2004 | WD | Q | I | | 34,500 |
| GRANTOR: DAWN DURANT & STEVEN | | | | | | |
| GRANTEE: DON P JOHNSON III | | | | | | |
| 0992/1021 | 8/21/2003 | WD | Q | I | 01 | 100 |
| GRANTOR: STEVEM DURANT | | | | | | |
| GRANTEE: DAWN DURANT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W66 S14 E45 BAS= S15 USP= W8 S15 E8 N15$ S15 E14 N30 W14$ E21 N14$.

## 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 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 100 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 20 | 240.00 | UT | 3.50 | 3.50 | 50 | 1993 | 1993 | 3 | 50 | 420 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 400.00 | 400.00 | 50 | 2005 | 2005 | 3 | 50 | 200 | |
| 5 | 0031 | BARN,MT AE | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2023 | 2022 | | 100 | 3,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,220

| 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 | 1.10 | 28,000.00 | 30,800.00 | 30,800 | | | | | | | |

REVIEW DATE 11/15/2022 BY KS Total Acres: 7.01 Total Land Value: 30,800 Market: 0 Agricultural: 0 Common: 30,800 PRINTED 08/25/2025 BY SYS