LOT 11 SPRINGVILLE ACRES S/D.
824-1750, 824-1817, 870-1543,

WATERS DANIEL ARON
354 NW BENFORD GLN
WHITE SPRINGS, FL 32096

2025

19-2S-16-01655-111

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

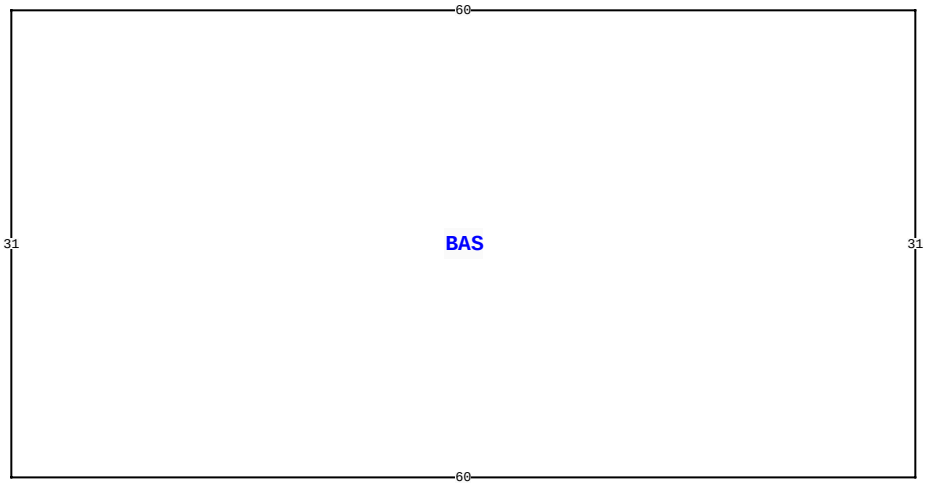
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	19216.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	113,379
TOTALS	1,860			1,860	113,379

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,860	117.9000	110.83	206,144	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1860 HX Base Yr



354 NW BENFORD GLN, WHITE SPRINGS

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	113,379
TOTAL MARKET OB/XF VALUE	8,500
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	156,879
SOH/AGL Deduction	35,569
ASSESSED VALUE	121,310
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,310
TOTAL JUST VALUE	156,879
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	148,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13797	M H	125	03/24/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1366/1648	8/01/2018	WD	Q	I	01	84,000
GRANTOR: MICHAEL A KELTZ & LAU						
GRANTEE: DANIEL ARON WATERS						
1362/0254	6/08/2018	PB	U	I	18	0
GRANTOR: CLERK OF COURT (ALAN						
GRANTEE: MICHAEL A KELTZ & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S31 E60 N31$.

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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	700	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,500

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 11/15/2022 BY KS Total Acres: 4.01 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/25/2025 BY SYS