LOT 12 SPRINGVILLE ACRES S/D.
ORB 824-1750, 824-1817,
883-2170,DC 1237-1193

BALLINGER LAURA K
308 NW BENFORD GLN
WHITE SPRINGS, FL 32096

2025

19-2S-16-01655-112

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	08	SHT VINYL 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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

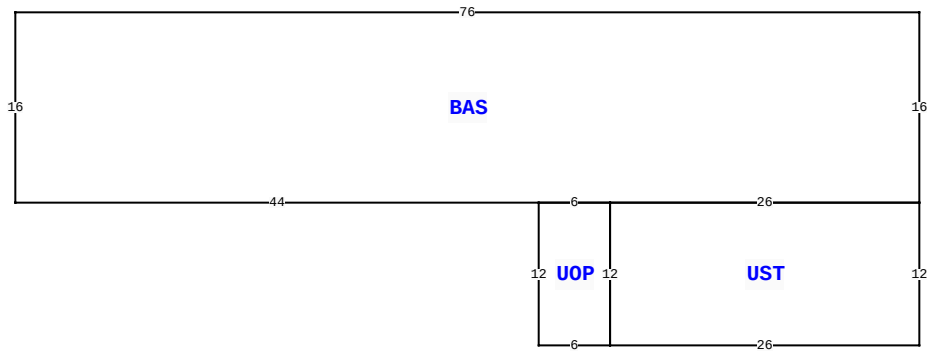
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 19216.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	34,145
UOP	72	25		18	506
UST	312	45		140	3,931
TOTALS	1,600			1,374	38,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,374	117.0000	70.20	96,455	1998	1998	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2000 Heated Area: 1216 HX Base Yr 2000



308 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		38,582
TOTAL MARKET OB/XF VALUE		12,650
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		86,232
SOH/AGL Deduction		25,923
ASSESSED VALUE		60,309
TOTAL EXEMPTION VALUE	HX HB VX WX	45,309
BASE TAXABLE VALUE		15,000
TOTAL JUST VALUE		86,232
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		78,596

PRMT:3:1: TVL TRL
PRMT:1:1: POLLARD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13857	M H	125	04/07/1998
13802	M H	75	03/24/1998
13295	M H	125	11/12/1997
12929	PUMP/UTPOL	30	08/14/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0883/2170	6/01/1999	WD	Q	V		20,000
GRANTOR: SUBRANDY LTD						
GRANTEE: BALLINGER						
0824/1817	7/09/1996	WD	Q	V	03	24,000
GRANTOR: LENVIL DICKS						
GRANTEE: SUBRANDY LIMITED PA						

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	700	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
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	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,500	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E44 UOP= S12 E6 N12 W6$ E6 UST= S12 E26 N12 W26$ E26 N16$.

LAND DESCRIPTION

TOTAL OB/XF 12,650

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	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