COMM SW CORNER OF SW1/4 OF SE1/4
TO A PT ON N R/W OF A CO RD, E A
664.84 FT FOR POB, N 285.82 FT,

FARRIS MARISSA
125 NW BLUE DR
WHITE SPRINGS, FL 32096

2026

19-2S-16-01655-211

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

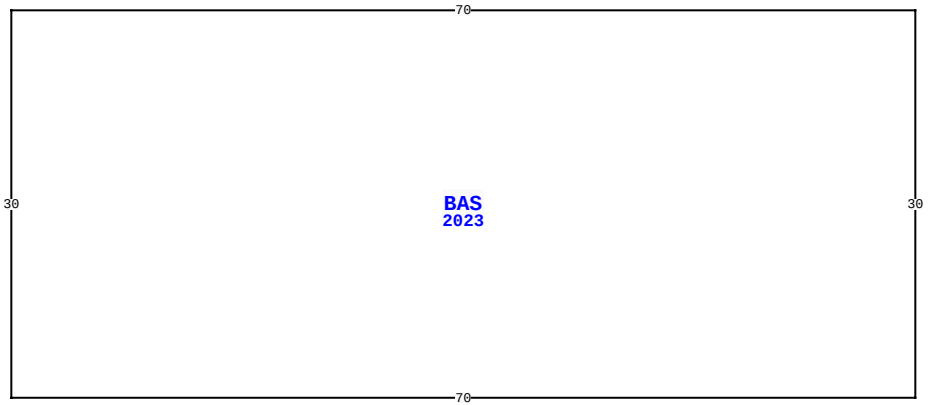
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	19216.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100	2023	2,100	231,081
TOTALS	2,100			2,100	231,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,100	117.0000	115.83	243,243	2022	2022	0	0	0	5.00	95.00

2 MANUF 2 100% - 2023 Heated Area: 2100 HX Base Yr 2023



125 NW BLUE DR, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/15/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		231,081
TOTAL MARKET OB/XF VALUE		8,400
TOTAL LAND VALUE - MARKET		12,000
TOTAL MARKET VALUE		251,481
SOH/AGL Deduction		13,667
ASSESSED VALUE		237,814
TOTAL EXEMPTION VALUE	HX HB 13	237,814
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		251,481
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053853	Right-of-Way Acce		08/15/2025
000044645	Mobile Home		06/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1468/661	5/31/2022	WD	U	I	30	15,000
GRANTOR: MCCOOK MARVIN						
GRANTEE: FARRIS MARISSA						
1291/2741	3/27/2015	WD	Q	I	01	40,000
GRANTOR: ROBERT H & JACQUELINE						
GRANTEE: MARVIN MCCOOK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-27,20] E70 S30 W70 N30 $
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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	2005	2005	3	100	600	
2	0020	BARN,FR	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	

LAND DESCRIPTION

TOTAL OB/XF 8,400

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		00	0.00	0.00	1.00	LT		1.00	1.00	0.80	15,000.00	12,000.00	12,000							

REVIEW DATE 10/04/2022 BY JB Total Acres: 2.19 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 10/03/2025 BY SYS