LOT 5 DAVIS S/D.

332-62, 768-1229, 802-686, 803-1

BLAIR CASSIDY
896 NW EVERETT TER
WHITE SPRINGS, FL 32096

2025

20-2S-16-01657-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

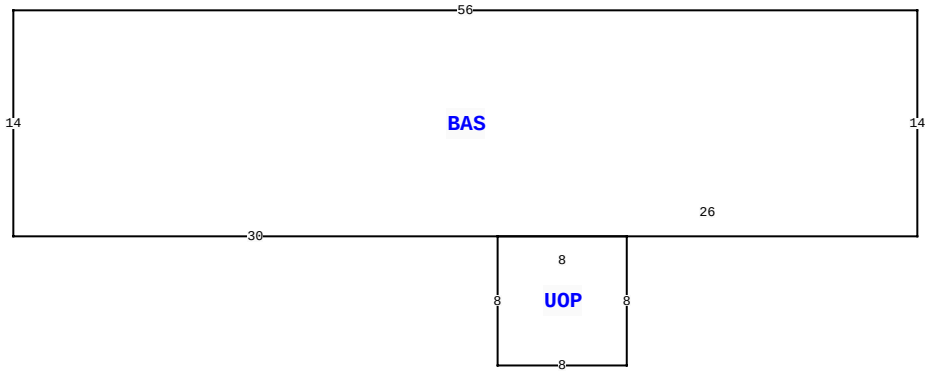
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	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	20216.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	17,480
UOP	64	25		16	357
TOTALS	848			800	17,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	800	92.9000	55.74	44,592	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 784 HX Base Yr



896 NW EVERETT TER, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	17,837
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	35,175
TOTAL MARKET VALUE	61,212
SOH/AGL Deduction	0
ASSESSED VALUE	61,212
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,212
TOTAL JUST VALUE	61,212
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,170

SALE:3:1: LOT 5 DAVIS S/D

SALE:2:1: LOT 5 DAVID S/D CERTIFICATE OF TITLE

SALE:1:1: LOT 5 DAVIS S/D

XFOB:1:1: CLAYTON MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1501/384	10/19/2023	WD	U	I	11	100
GRANTOR: LANFAIR JIMMIE II						
GRANTEE: LANFAIR JIMMIE II						
1492/2790	6/15/2023	WD	U	I	11	100
GRANTOR: DAVIS WOODROW SHANE						
GRANTEE: LANFAIR JIMMIE II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E30 UOP= S8 E8 N8 W8$ E26 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	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
2	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 8,200

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		00	0.00	0.00	6.70	AC		1.00	1.00	0.75	7,000.00	5,250.00	35,175							

REVIEW DATE 11/17/2022 BY KS Total Acres: 6.70 Total Land Value: 35,175 Market: 0 Agricultural: 0 Common: 35,175 PRINTED 08/25/2025 BY SYS