

LOT 16 DAVIS S/D, EX THE W
157.20 FT AS DESC 868-498.
486-178, 790-544, AFD 994-

TOMLINSON NATHANIEL A/TOMLINSON BRANDY R
573 NW LONNIE LN
WHITE SPRINGS, FL 32064

2025

20-2S-16-01657-016



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR 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		03
NEIGHBORHOOD/LOC	20216.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	96,015
UOP	138	25		34	2,519
UOP	231	25		58	4,297
USP	184	35		64	4,742
USP	297	35		104	7,705
TOTALS	2,146			1,556	115,278

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	0	12	12	1.00	UT	0.00	0.00	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	
4	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	
5	0040	BARN, POLE	0	0	0	0	1.00	UT	800.00	800.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0200	C	MBL HM	0		A-1	0.00	0.00	3.00	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,556	115.9000	108.95	169,526	1995	2010	0	0	0	32.00	68.00	
1 MANUF 1 0% - 0 Heated Area: 1296 HX Base Yr													
573 NW LONNIE LN, WHITE SPRINGS													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		115,278	
TOTAL MARKET OB/XF VALUE		9,600	
TOTAL LAND VALUE - MARKET		16,875	
TOTAL MARKET VALUE		141,753	
SOH/AGL Deduction		17,489	
ASSESSED VALUE		124,264	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		124,264	
TOTAL JUST VALUE		141,753	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		135,618	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37031	RECONNECT	75	07/26/2018
13256	M H	125	11/04/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1381/0407	3/22/2019	WD	Q	I	01	89,900	
GRANTOR: ROBERT & ERIKKA CORBE							
GRANTEE: NATHANIEL A & BRAND							
1357/2605	4/13/2018	WD	U	I	18	38,000	
GRANTOR: SECRETARY OF HOUSING							
GRANTEE: ROBERT & ERIKKA COR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W48 UOP= W6 S23 E6 N23S\$27 USP= S11 E27 N11 W27\$ E27UOP= S11 E21 N11 W21\$ E21 N27\$ USP= N8 W23 S8 E23\$.											