LOT 18 DAVIS S/D.
337-541, WD 785-253, WD 867-653,

BEINING GARY/BEINING AMELIA
830 NW GAR POND CT
WHITE SPRINGS, FL 32096

2025

20-2S-16-01657-018

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

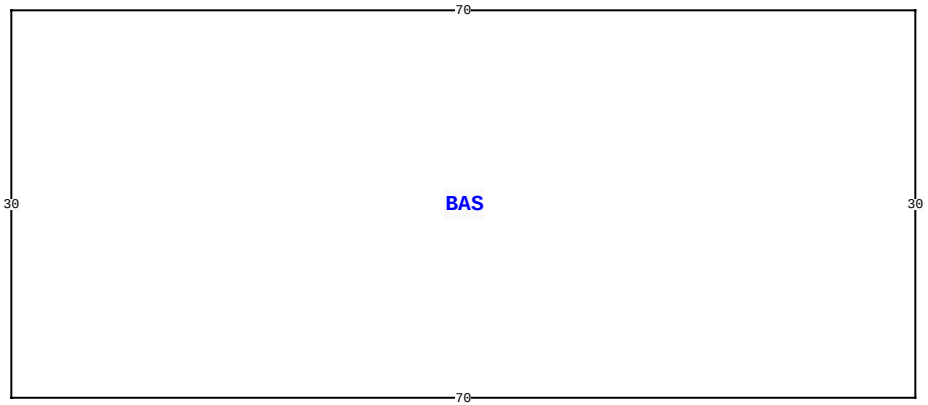
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	2,100	100		2,100	134,991
TOTALS	2,100			2,100	134,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,100	117.9000	110.83	232,743	2001	2007	0	0	0	42.00	58.00

2 MANUF 1 0% - 2025 Heated Area: 2100 HX Base Yr



830 NW GAR POND CT, WHITE SPRINGS

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	134,991
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	14,738
TOTAL MARKET VALUE	156,729
SOH/AGL Deduction	0
ASSESSED VALUE	156,729
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	156,729
TOTAL JUST VALUE	156,729
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138,240

SALE:2:1: WD REPLACING AGREEMENT
XFOB:1:1: SOUTH MANOR M H
SALE:1:1: DW MH INCLUDED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045725	Roof Replacement	16,900	10/20/2022
17877	M H	125	01/29/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1530/1622	12/30/2024	WD	U	I	12	210,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: BEINING GARY						
1452/1971	11/17/2021	CT	U	I	18	0
GRANTOR: JOHNSON DAVID LEE						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S30 E70 N30$.

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	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 7,000

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	3.93	AC		1.00	1.00	0.50	7,500.00	3,750.00	14,738							

REVIEW DATE 02/10/2025 BY ME Total Acres: 3.93 Total Land Value: 14,738 Market: 0 Agricultural: 0 Common: 14,738 PRINTED 08/22/2025 BY SYS