LOT 20 DAVIS S/D.
342-349, 777-885, 924-937, 947-1

DYLAN STEVEN/DYLAN VALERIE
P O BOX 102
WHITE SPRINGS, FL 32096-0102

2025

20-2S-16-01657-020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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
Quality	05	05

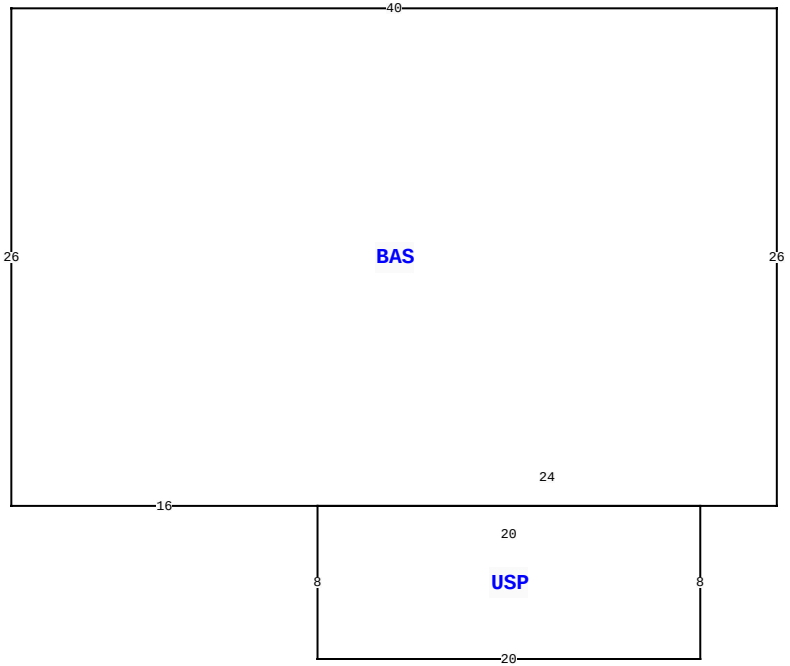
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	20216.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100		1,040	99,104
USP	160	35		56	5,336
TOTALS	1,200			1,096	104,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,096	113.9000	107.07	117,349	2018	2018	0	0	0	11.00	89.00

2 MANUF 1 100% - 2020 Heated Area: 1040 HX Base Yr 2020



265 NW BELFRY CT, WHITE SPRINGS

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		104,441
TOTAL MARKET OB/XF VALUE		10,802
TOTAL LAND VALUE - MARKET		6,994
TOTAL MARKET VALUE		122,237
SOH/AGL Deduction		50,009
ASSESSED VALUE		72,228
TOTAL EXEMPTION VALUE	HX HB 13	72,228
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		122,237
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,692

SALE:1:1: LOT 20 DAVIS S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37597	M H	735	01/07/2019
20477	M H	125	03/05/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1542/1105	6/12/2025	QC	U	I	11	100
GRANTOR: RESULTS REALTY OF NOR						
GRANTEE: DYLAN STEVEN						
1351/0647	1/03/2018	AG	U	I	21	19,900
GRANTOR: RESULTS REALTY OF NOR						
GRANTEE: STEVEN & VALERIE DY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S26 E16 USP= S8 E20 N8 W20$ E24 N26$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	22	26	572.00	UT	3.50	3.50	100	2019	2019	3	100	2,002	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	200.00	200.00	100	2023	2022		100	200	

LAND DESCRIPTION

TOTAL OB/XF 10,802

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	3.73	AC		1.00	1.00	0.25	7,500.00	1,875.00	6,994							

REVIEW DATE 11/17/2022 BY KS Total Acres: 3.73 Total Land Value: 6,994 Market: 0 Agricultural: 0 Common: 6,994 PRINTED 08/22/2025 BY SYS