LOT 32 DAVIS S/D.
ORB 843-013, 904-1419,

JOHNSON WILLIAM L
251 NW CAESAR CT
WHITE SPRINGS, FL 32096

2025

20-2S-16-01657-032

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

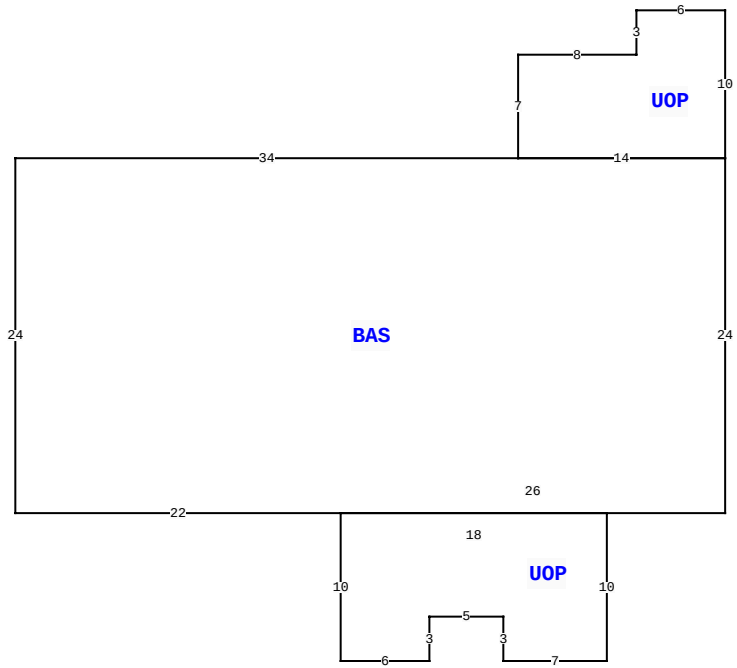
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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		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	1,152	100		1,152	32,597
UOP	116	25		29	820
UOP	165	25		41	1,160
TOTALS	1,433			1,222	34,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,222	117.9000	70.74	86,444	1978	1978	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2001 Heated Area: 1152 HX Base Yr 2001



251 NW CAESAR CT, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/17/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		34,578
TOTAL MARKET OB/XF VALUE		9,200
TOTAL LAND VALUE - MARKET		12,648
TOTAL MARKET VALUE		56,426
SOH/AGL Deduction		28,686
ASSESSED VALUE		27,740
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		2,740
TOTAL JUST VALUE		56,426
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		47,794

LAND:2:1: DOR 1998
SALE:1:1: LOT 12 W/ 1978 DW MOBILE HOME
LAND:1:1: DOR 1998
XFOB:1:1: SKYLINE M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0904/1419	6/12/2000	WD	Q	I		30,000
GRANTOR: A SUTTON						
GRANTEE: W JOHNSON						
0843/0013	7/25/1997	WD	Q	I		24,000
GRANTOR: LATHINGHOUSE						
GRANTEE: SUTTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S24 E22 UOP= S10 E6N3 E5 S3 E7 N10 W18$ E26 N24
UOP= N10 W6 S3 W8 S7 E14$ W14$.

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	0	0	3	100	300	
2	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	50	2005	2005	3	50	900	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	

LAND DESCRIPTION

TOTAL OB/XF 9,200

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	100		00	0.00	0.00	1.86	AC		1.00	1.00	0.80	8,500.00	6,800.00	12,648							

REVIEW DATE 11/16/2022 BY KS Total Acres: 1.86 Total Land Value: 12,648 Market: 0 Agricultural: 0 Common: 12,648 PRINTED 08/20/2025 BY SYS