LOT 35 DAVIS S/D.
342-349, DC 1041-1603, LE 1387
-1107, LE 1387-2674,

MINNICH ELEANOR M
379 NW CAESAR CT
WHITE SPRINGS, FL 32096

2025

20-2S-16-01657-035

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

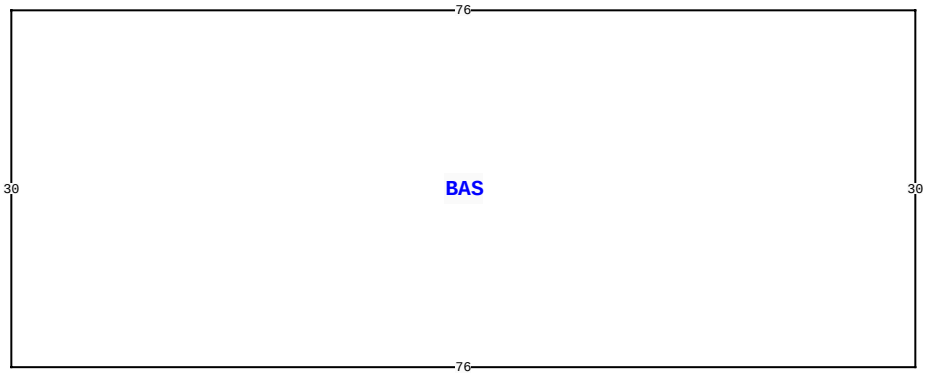
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	2,280	100		2,280	134,266
TOTALS	2,280			2,280	134,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	113.9000	107.07	244,120	2006	2006	0	0	0	45.00	55.00

2 MANUF 1 100% - 0 Heated Area: 2280 HX Base Yr



363 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		134,266
TOTAL MARKET OB/XF VALUE		12,204
TOTAL LAND VALUE - MARKET		12,648
TOTAL MARKET VALUE		159,118
SOH/AGL Deduction		70,224
ASSESSED VALUE		88,894
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		33,172
TOTAL JUST VALUE		159,118
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,102

PRCL:0:9: LIFE EST. CLM

XFOB:1:1: GLEN OAKS M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24024	M H	325	01/06/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1387/2674	6/24/2019	LE	U	I	14	100
GRANTOR: ELEANOR M MINNICH						
GRANTEE: ELEANOR M MINNICH (						
1387/1107	6/24/2019	LE	U	I	14	100
GRANTOR: ELEANOR M MINNICH						
GRANTEE: ELEANOR M MINNICH (						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 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	0294	SHED WOOD/	0	100	12	12	144.00	UT	3.50	3.50	100	1993	1993	3	100	504	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 12,204

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	0.93	AC		1.00	1.00	0.80	8,500.00	6,800.00	6,324							
2	0200	C	MBL HM	0		00	0.00	0.00	0.93	AC		1.00	1.00	0.80	8,500.00	6,800.00	6,324							

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