LOT 39 DAVIS S/D.
ORB 770-380, 924-2089, CWD 949-2

WILLIAMS MITCHELL
476 NW CAESAR CT
WHITE SPRINGS, FL 32096

2025

20-2S-16-01657-039

BUILDING CHARACTERISTICS

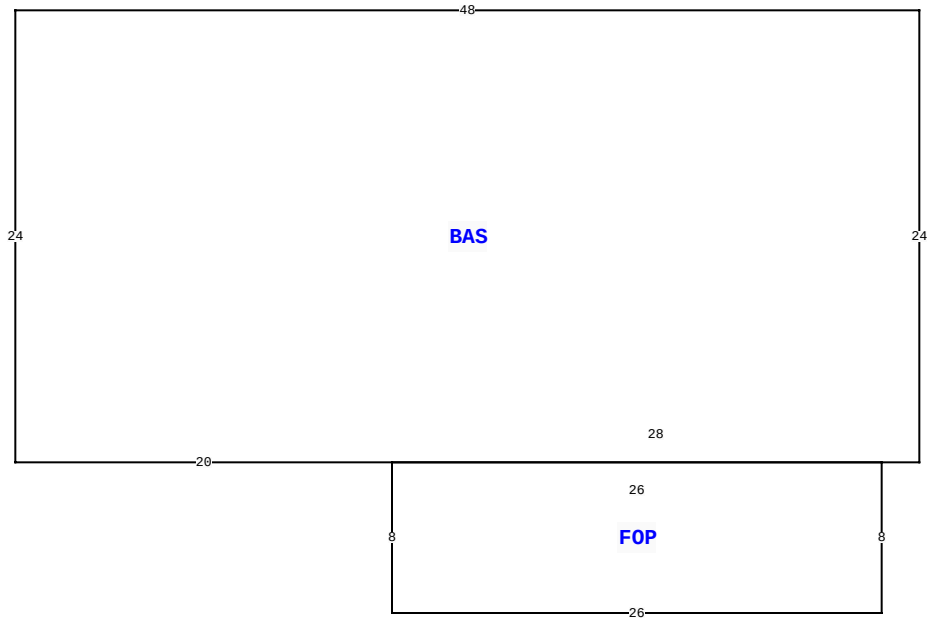
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	127,290
FOP	208	30		62	6,851
TOTALS	1,360			1,214	134,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,214	126.4800	141.66	171,975	2002	2002	0	0	0	22.00	78.00

2 SINGLE FAM 100% - 2007 Heated Area: 1152 HX Base Yr 2007



476 NW CAESAR CT, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/17/2025 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		134,140
TOTAL MARKET OB/XF VALUE		4,850
TOTAL LAND VALUE - MARKET		10,540
TOTAL MARKET VALUE		149,530
SOH/AGL Deduction		53,540
ASSESSED VALUE		95,990
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		45,268
TOTAL JUST VALUE		149,530
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18439	SFR	211	06/22/2001
10416	M H	125	11/07/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1077/0371	3/10/2006	WD	Q	I		100,000
GRANTOR: TERRANCE LATHINGHOUSE						
GRANTEE: MITCHELL WILLIAMS						
0949/2776	3/27/2002	WD	Q	I	06	100
GRANTOR: RALEIGH JR & LINDA LA						
GRANTEE: TERRANCE LATHINGHOU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E20 FOP= S8 E26 N8 W26$ E28 N24$.

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	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	4,600	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 4,850

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	0100	C	SFR	100		00	0.00	0.00	1.24	AC		1.00	1.00	1.00	8,500.00	8,500.00	10,540							

REVIEW DATE 11/16/2022 BY KS Total Acres: 1.24 Total Land Value: 10,540 Market: 0 Agricultural: 0 Common: 10,540 PRINTED 08/20/2025 BY SYS