LOT 46 DAVIS S/D.
ORB 482-403, 690-578, 788-2141
,788-2142, 888-1964/1966

RANSON MICHAEL/RANSON GERALD
430 NW LONNIE LN
WHITE SPRINGS, FL 32096

2026

20-2S-16-01657-046

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

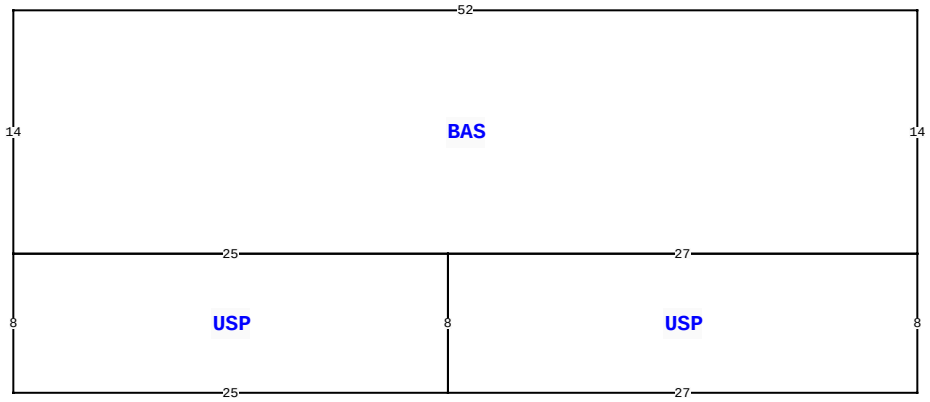
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	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	728	100		728	16,214
USP	200	35		70	1,559
USP	216	35		76	1,693
TOTALS	1,144			874	19,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	874	92.8000	55.68	48,664	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 728 HX Base Yr



430 NW LONNIE LN, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	19,466
TOTAL MARKET OB/XF VALUE	11,550
TOTAL LAND VALUE - MARKET	28,840
TOTAL MARKET VALUE	59,856
SOH/AGL Deduction	10,513
ASSESSED VALUE	49,343
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,343
TOTAL JUST VALUE	59,856
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,856

BLDG:1:1: PION MH
SALE:1:1: LOT 46 DAVIS S/D
LAND:1:1: FLOODS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14004	GARAGE	50	05/13/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0886/1966	2/10/1997	WD	Q	I		36,900
GRANTOR: MARY LOU FLANIGAN						
GRANTEE: RANSON						
0788/2142	4/08/1994	AG	U	V	13	10,000
GRANTOR: DENNIS & MARIE HUDSON						
GRANTEE: MARY LOU FLANIGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S14 USP= S8 E25 N8 W25$ E25 USP= S8 E27 N8 W27$ E27 N14$.

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	0020	BARN,FR	0	0	24	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	4,000	
2	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 11,550

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	0102	C	SFR/MH	0		A-1	0.00	0.00	5.15	AC		1.00	1.00	0.80	7,000.00	5,600.00	28,840							

REVIEW DATE 11/16/2022 BY KS Total Acres: 5.15 Total Land Value: 28,840 Market: 0 Agricultural: 0 Common: 28,840 PRINTED 11/19/2025 BY SYS