LOT 47 DAVIS S/D.
ORB 351-438, WD 1002-1944,
QC 1183-481, DC 1381-2021,

ROBERTS BRENDA FAYE
238 NW LONNIE LN
WHITE SPRINGS, FL 32096

2025

20-2S-16-01657-047

BUILDING CHARACTERISTICS

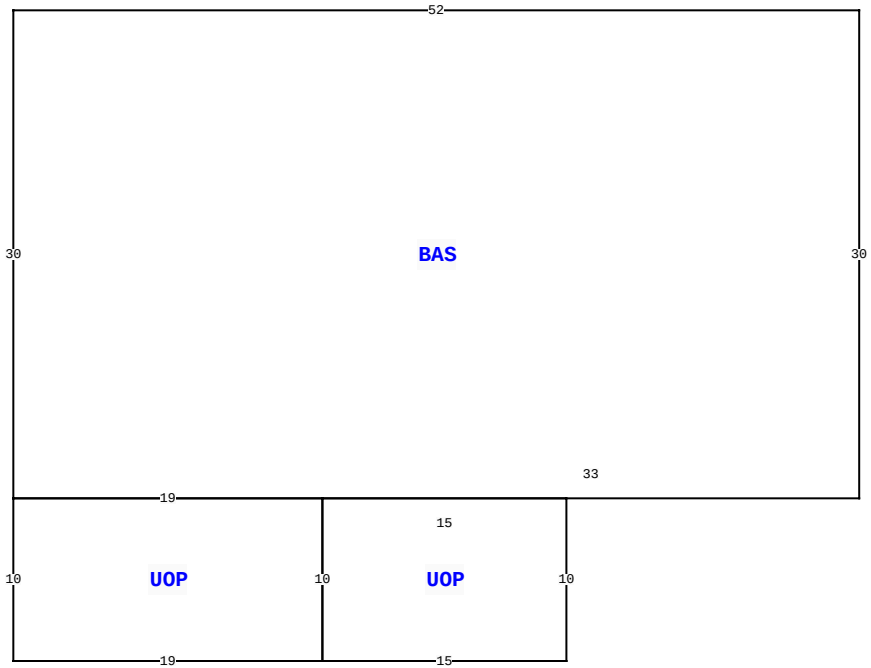
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	1,560	100		1,560	91,866
UOP	150	25		38	2,238
UOP	190	25		48	2,826
TOTALS	1,900			1,646	96,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,646	113.9000	107.07	176,237	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2004 Heated Area: 1560 HX Base Yr 2004



238 NW LONNIE LN, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 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		96,930
TOTAL MARKET OB/XF VALUE		8,390
TOTAL LAND VALUE - MARKET		28,728
TOTAL MARKET VALUE		134,048
SOH/AGL Deduction		67,786
ASSESSED VALUE		66,262
TOTAL EXEMPTION VALUE	HX HB VX WX	51,262
BASE TAXABLE VALUE		15,000
TOTAL JUST VALUE		134,048
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,772

LAND:1:1: FLOODS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181	M H	125	11/25/2002
9848	M H	125	06/15/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1183/0481	9/10/2009	QC	U	I	11	100
GRANTOR: JOHN O ROBERTS JR						
GRANTEE: JOHN O ROBERTS JR &						
1002/1944	11/15/2003	WD	Q	V		18,000
GRANTOR: BONA FIRMA CORP						
GRANTEE: JOHN O ROBERTS JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S30 UOP= S10 E19 N10 W19$ E19 UOP= S10 E15 N10 W15$ E33 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	0	0	144.00	UT	7.50	7.50	50	2003	2003	3	50	540	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	50	2005	2005	3	50	450	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
5	0081	DECKING WI	0	100	0	0	1.00	UT	300.00	300.00	100	2023	2022		100	300	

LAND DESCRIPTION

TOTAL OB/XF 8,390

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	5.13	AC		1.00	1.00	0.80	7,000.00	5,600.00	28,728							

REVIEW DATE 11/16/2022 BY KS Total Acres: 5.13 Total Land Value: 28,728 Market: 0 Agricultural: 0 Common: 28,728 PRINTED 08/15/2025 BY SYS