

THE E 190.14 FT OF THE S1/2 OF L
ALSO DESC AS: BEG AT SE COR OF L
RUN N 231.38 FT, W 190.14 FT, S

PEPPER BRUCE D
663 NW LONNIE LN
WHITE SPRINGS, FL 32096

2026

20-2S-16-01657-117



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	1,152	100		1,152	32,044
TOTALS	1,152			1,152	32,044

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0031	BARN, MT AE	0	100	0	0	1.00	UT	0.00
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	400.00
4	0285	SALVAGE	0	100	0	0	1.00	UT	500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.01

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,152	115.9000	69.54	80,110	1973	1994	0	0	0	60.00	40.00
1 MOBILE HME 100% - 2015 Heated Area: 1152 HX Base Yr 2015												
663 NW LONNIE LN, WHITE SPRINGS												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
										04/17/2025	MLU	

TOTAL OB/XF												
13,600												

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		32,044	
TOTAL MARKET OB/XF VALUE		13,600	
TOTAL LAND VALUE - MARKET		7,676	
TOTAL MARKET VALUE		53,320	
SOH/AGL Deduction		17,895	
ASSESSED VALUE		35,425	
TOTAL EXEMPTION VALUE		HX HB SX	35,425
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		53,320	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		53,320	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22206	M H	200	08/18/2004
21884	M H	390	05/18/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1497/2131	8/11/2023	WD	U	I	11	100
GRANTOR: PEPPER KATHLEEN E						
GRANTEE: PEPPER BRUCE D						
1237/1343	6/18/2012	WD	U	I	40	43,900
GRANTOR: LLOYD ADAMS						
GRANTEE: BRUCE D & KATHLEEN						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W48 S24 E48 N24\$.									