S1/2 OF N1/2 OF SW1/4 OF NW1/4. ORB 419-625,ORB 1012-2130,WD 1117-1023,DC 1237-882,

PLANK DEANDRA L
767 NW GAR POND CT
WHITE SPRINGS, FL 32096

2026

21-2S-16-01672-001

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
Quality	05	05

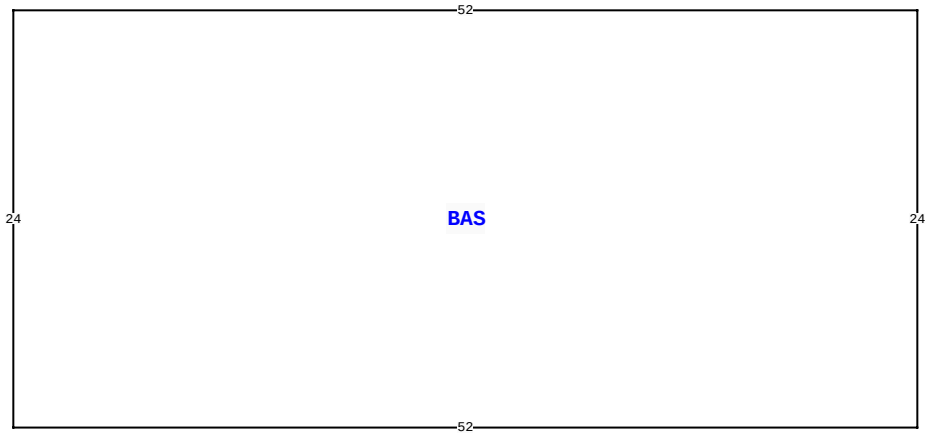
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	21216.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	43,497
TOTALS	1,248			1,248	43,497

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,248	113.9000	68.34	85,288	2006	2006	0	0	0	49.00	51.00

1 MOBILE HME 100% - 2020 Heated Area: 1248 HX Base Yr 2020



767 NW GAR POND CT, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		43,497
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		46,800
TOTAL MARKET VALUE		97,297
SOH/AGL Deduction		31,573
ASSESSED VALUE		65,724
TOTAL EXEMPTION VALUE	HX HB	40,724
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		97,297
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25820	M H	413	05/17/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1271/1126	3/18/2014	WD	U	I	12	43,500
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: DEANDRA L PLANK						
1271/1124	12/06/2013	WD	U	I	12	100
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S24 E52 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	9.60	AC		1.00	1.00	0.75	6,500.00	4,875.00	46,800							

REVIEW DATE 12/06/2022 BY KS Total Acres: 9.60 Total Land Value: 46,800 Market: 0 Agricultural: 0 Common: 46,800 PRINTED 11/19/2025 BY SYS