

COMM SE COR OF SE1/4 OF NE1/4,
RUN N 862.43 FT TO W R/W US-41
FOR POB, CONT N ALONG R/W

BROWN DANIELLE DENISE
9176 NW US HIGHWAY 41
WHITE SPRINGS, FL 32096

2026

21-2S-16-01687-001



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall	17	MSNRY STUC 90								0100	01	1,737	108.7800	121.83	211,619	1964	1964	0	0	0	35.00	65.00	VALUATION BY STANDARD																
Exterior Wall	05	AVERAGE 10								1 SINGLE FAM 0% - 0										Heated Area: 1550										HX Base Yr									
Roof Structure	03	GABLE/HIP 100																																					
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floor	14	CARPET 90																																					
Interior Floor	06	VINYL ASB 10																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms	3	100																																					
Bathrooms	2	100																																					
Frame	01	NONE 100																																					
Stories	1.	1. 100																																					
Architectural	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	21216.00 1.00/																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,550	100		1,550	122,744																																		
UEP	80	60		48	3,801																																		
UEP	104	60		62	4,909																																		
UEP	128	60		77	6,098																																		
TOTALS	1,862			1,737	137,552																																		
EXTRA FEATURES																																							
L N	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	0081	DECKING WI	0	0	0	0		1.00	UT	1,200.00		1,200.00	100	2021	2020	100	1,200																						
9176 NW US HIGHWAY 41 , WHITE SPRINGS																																							
BLD DATE																																							
XF DATE																																							
INC DATE																																							
LGL DATE																																							
LAND DATE																																							
AG DATE																																							
04/17/2025 MLU																																							
BUILDING NOTES																																							
BUILDING DIMENSIONS																																							
BAS= W27 UEP= N8 W10 UEP= W13 S8 E13 N8\$ S8 E10\$ W23 S31UEP= S8 E16 N8 W16\$ E50 N31\$.																																							
LAND DESCRIPTION																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	17,000																						
REVIEW DATE 12/06/2022 BY KS																																							
Total Acres: 2.00 Total Land Value: 17,000 Market: 0 Agricultural: 0 Common: 17,000 PRINTED 11/19/2025 BY SYS																																							