

COMM AT NW COR OF SE1/4 OF NE1/4
FT FOR POB CONT E 1023.68 FT TO
41, SE ALONG R/W 234.90 FT, SW 2

D'ORSI JOHN R/D'ORSI JESSICA LYNN
9210 NW US HIGHWAY 41
WHITE SPRINGS, FL 32096

2026

21-2S-16-01687-002



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	13	LAM/VNLPLK 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	5000 IMPROVED AG	
MAP NUM		03
NEIGHBORHOOD/LOC	21216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	107,605
TOTALS	1,782			1,782	107,605

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
3	0040	BARN, POLE	0	100	18	36	648.00	UT	5.00
4	0030	BARN, MT	0	100	22	48	1,056.00	UT	9.00
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00

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	3.01
2	5500	A	TIMBER 2	100					7.00
3	9910	M	MKT. VAL. AG	100					7.00

REVIEW DATE 12/06/2022 BY KS

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0201	02	1,782	116.8000	109.79	195,646	1998	1998		0	0	45.00	55.00	
2 MANUF 1 100% - 2021 Heated Area: 1782 HX Base Yr 2021													
27 BAS 6627													
9098 NW US HIGHWAY 41 , WHITE SPRINGS													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/11/2025 MLU 09/14/2022 SPF													

L	OB/XF	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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
3	0040	BARN, POLE	0	100	18	36	648.00	UT	5.00	5.00	100	2008	2008	3	100	3,240	
4	0030	BARN, MT	0	100	22	48	1,056.00	UT	9.00	9.00	100	2013	2013	3	100	9,504	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF													
21,444													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0200	C	MBL HM	100		A-1	0.00	0.00	3.01	AC		1.00	1.00
2	5500	A	TIMBER 2	100					7.00	AC		1.00	1.00
3	9910	M	MKT. VAL. AG	100					7.00	AC		1.00	1.00

Total Acres: 10.01 Total Land Value: 22,680 Market: 45,500 Agricultural: 3,115 Common: 19,565

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		107,605	
TOTAL MARKET OB/XF VALUE		21,444	
TOTAL LAND VALUE - MARKET		65,065	
TOTAL MARKET VALUE		151,729	
SOH/AGL Deduction		48,211	
ASSESSED VALUE		103,518	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		52,796	
TOTAL JUST VALUE		194,114	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		194,114	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15199	M H	125	03/11/1999
9822	M H	125	06/09/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1380/2728	3/22/2019	WD	Q	I	05	169,000
GRANTOR: BAILEY R JR & SANDRA						
GRANTEE: JOHN R & JESSICA LY						
1258/2353	7/24/2013	WD	U	I	11	100
GRANTOR: PHILLIP WAYNE & KIMBE						
GRANTEE: BAILEY R OGBURN JR						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W66 S27 E66 N27\$.									

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