COMM SW COR OF SE1/4 OF NE1/4,
RUN E 615.56 FT FOR POB, CONT
E 726 FT, N 245 FT, W 726 FT,

POLBOS EDWARD A SR
309 NW CASHMERE GLN
WHITE SPRINGS, FL 32096

2026

21-2S-16-01693-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

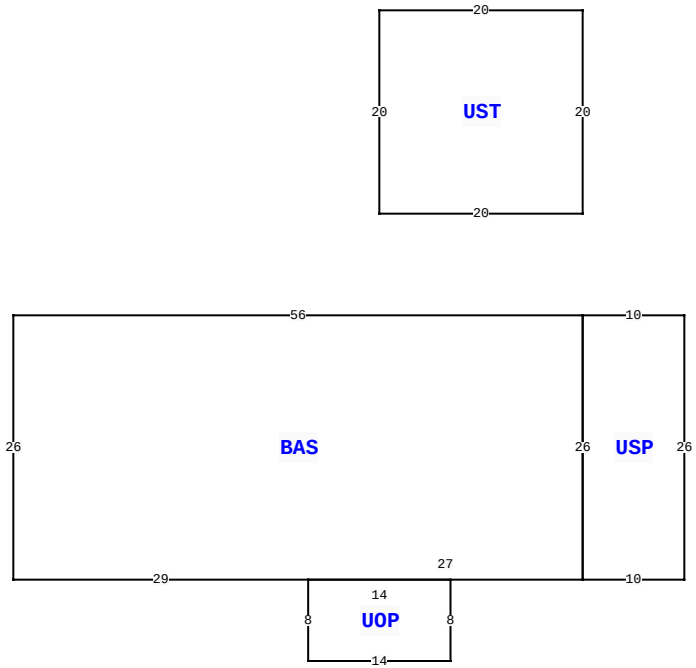
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 21216.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	88,072
UOP	112	25		28	1,693
USP	260	35		91	5,504
UST	400	45		180	10,888
TOTALS	2,228			1,755	106,158

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,755	117.0000	109.98	193,015	1990	1995	0	0	0	45.00	55.00

1 MANUF 1 100% - 2007 Heated Area: 1456 HX Base Yr 2007



309 NW CASHMERE GLN, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		106,158
TOTAL MARKET OB/XF VALUE		7,150
TOTAL LAND VALUE - MARKET		28,560
TOTAL MARKET VALUE		141,868
SOH/AGL Deduction		81,472
ASSESSED VALUE		60,396
TOTAL EXEMPTION VALUE	HX HB	35,396
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		141,868
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,868

SALE:3:1: CERTIFICATE OF TITLE
SALE:1:1: SOLD IMPROVED/ NEED TO MEASURE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1085/0405	5/11/2006	WD	Q	I		99,900
GRANTOR: NANCY K BARROW						
GRANTEE: EDWARD A POLBOS SR						
0824/2188	7/11/1996	WD	U	I	32	46,000
GRANTOR: GILBERT MILLER						
GRANTEE: NANCY K BARROW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S26 E29 UOP= S8 E14N8 W14$ E27 USP= E10 N26 W10 S26$ N26$ PTR= N10 UST= W20 N20 E20 S20$ S10$.

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	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
3	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 7,150

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		00	0.00	0.00	4.08	AC		1.00	1.00	1.00	7,000.00	7,000.00	28,560							

REVIEW DATE 12/06/2022 BY JD Total Acres: 4.08 Total Land Value: 28,560 Market: 0 Agricultural: 0 Common: 28,560 PRINTED 11/20/2025 BY SYS