N1/2 OF SE1/4 OF SE1/4 E OF US-4
IN NW COR DESC IN ORB 658-518.

DAVIS WILLIAM SCOTT
17981 N US HIGHWAY 441
WHITE SPRINGS, FL 32096

2026

31-1N-17-04457-000

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	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

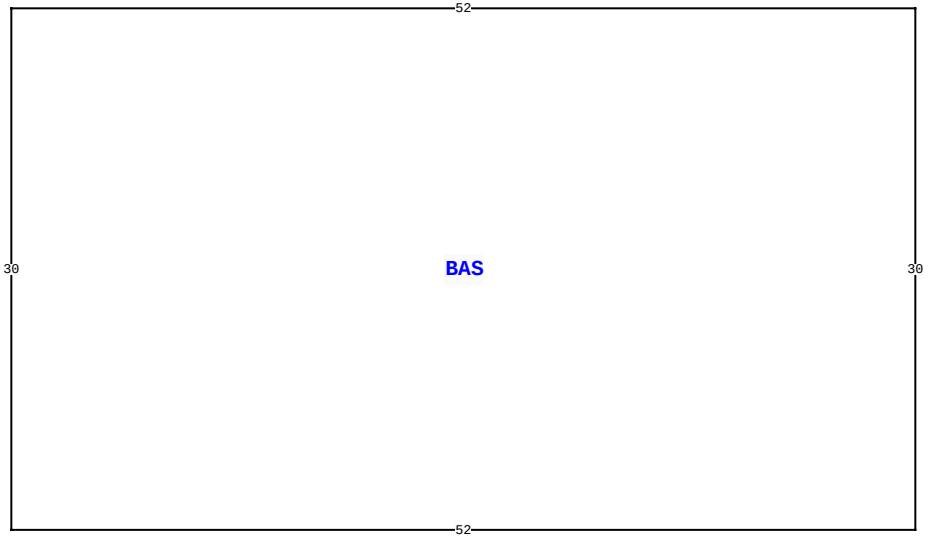
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	900117.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	171,107
TOTALS	1,560			1,560	171,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,560	114.5000	117.94	183,986	2021	2021	0	0	0	7.00	93.00

1 MANUF 3 100% - 2021 Heated Area: 1560 HX Base Yr 2021



17981 N US HIGHWAY 441 , WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/07/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		171,107
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		34,500
TOTAL MARKET VALUE		186,637
SOH/AGL Deduction		64,348
ASSESSED VALUE		122,289
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		71,567
TOTAL JUST VALUE		212,607
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39947	M H	0	06/15/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1411/2120	5/19/2020	WD	U	I	30	100
GRANTOR: WILLIAM R & VALERIE L						
GRANTEE: WILLIAM SCOTT DAVIS						
1408/0266	3/13/2020	WD	U	I	30	142,000
GRANTOR: RUSSELL DAVIS AS SPEC						
GRANTEE: WILLIAM R & VALERIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S30 E52 N30$.

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	2,300.00	2,300.00	2,300							
2	5500	A	TIMBER 2	0			0.00	0.00	14.00	AC		1.00	1.00	1.00	445.00	445.00	6,230							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	14.00	AC		1.00	1.00	1.00	2,300.00	2,300.00	32,200							

REVIEW DATE 07/28/2020 BY JB Total Acres: 15.00 Total Land Value: 8,530 Market: 32,200 Agricultural: 6,230 Common: 2,300 PRINTED 11/10/2025 BY SYS