

COMM INTERS OF S LINE OF SEC & W
N 16 DEG W 1052.6 FT FOR POB, TH
871.20 FT, N 16 DEG W 2000.00 FT

THOMAS GRACE MARIE
18328 N US HWY 441
WHITE SPRINGS, FL 32096

2026

31-1N-17-04458-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	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		05
NEIGHBORHOOD/LOC	900117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	96	100		96	7,491
BAS	280	100		280	21,849
BAS	1,627	100		1,627	126,959
FCP	475	25		119	9,286
FOP	32	30		10	781
FSP	240	40		96	7,491
FST	150	55		82	6,399
UOP	290	20		58	4,526

TOTALS	3,190			2,368	184,781
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0296	SHED METAL	0 100	24	16	1.00	UT	0.00	
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	
3	0020	BARN, FR	0 100	30	64	1,920.00	UT	5.00	
4	0282	POOL ENCL	0 100	22	36	792.00	UT	15.00	
5	0281	POOL R/FIB	0 100	13	27	351.00	UT	65.00	
6	0080	DECKING	0 100	0	0	1.00	UT	0.00	
7	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100			0.00	0.00	1.00
2	5600	A	TIMBER 3	0			0.00	0.00	28.81
3	9910	M	MKT. VAL. AG	0			0.00	0.00	28.81

REVIEW DATE 07/15/2015 BY DF

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,368	107.1850	120.05	284,278	1974	1974	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023

Heated Area: 2003

HX Base Yr 2023

The floor plan diagram illustrates the layout of a single-family home. It includes several rooms and areas, each labeled with a code and its dimensions. The rooms are: FSP (12x20), BAS (14x20), UOP (10x29), BAS (6x16), FOP (4x8), FST (6x25), FCP (19x25), and BAS (33x25). The diagram also shows a central corridor and a large open area labeled BAS (33x25). The overall dimensions of the building are 25x33.

BLD DATE

VE DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

12/07/2022

MLU

TOTAL OB/XF													
32,682													

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32,682													

Total Acres: 29.81 Total Land Value: 9,896 Market: 51,858 Agricultural: 8,096 Common: 1,800

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		184,781	
TOTAL MARKET OB/XF VALUE		32,682	
TOTAL LAND VALUE - MARKET		53,658	
TOTAL MARKET VALUE		227,359	
SOH/AGL Deduction		6,476	
ASSESSED VALUE		220,883	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		170,161	
TOTAL JUST VALUE		271,121	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		271,805	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042658	Roof Replacement	10,500	08/31/2021
000042659	Roof Replacement	18,220	08/31/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1220/1782	8/31/2011	WD	U	V	30	100	
GRANTOR: DANIEL THOMAS CRAWFOR							
GRANTEE: GRACE MARIE HILL FK							
1158/0790	8/15/2008	AG	Q	V	03	30,000	
GRANTOR: MARGARET HALL							
GRANTEE: KERRY L HUNTCHINGS,							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W21 FOP= N4 W8 S4 E8\$ W8 BAS= N14 W20 S14 E20 \$ FST= W25 S6 E25 N6\$ S6 FCP= W25 S19 E25 N19\$ S19 E3S22 E17 N22 E25 N33 BAS= N6 W16 S6 E16\$ W16 UOP= N6 W29 FSP= N12 W20 S12 E20\$ S10 E29 N4\$ S8\$.									