COMM AT INTERS OF N LINE OF
S1/2 OF N1/2 WITH W R/W OF U S
HWY 441, RUN SE 1123.23 FT, SW

KNAPP JACK A/EMOND SUSANNE
17834 N US HWY 441
WHITE SPRINGS, FL 32096

2026

31-1N-17-04460-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06

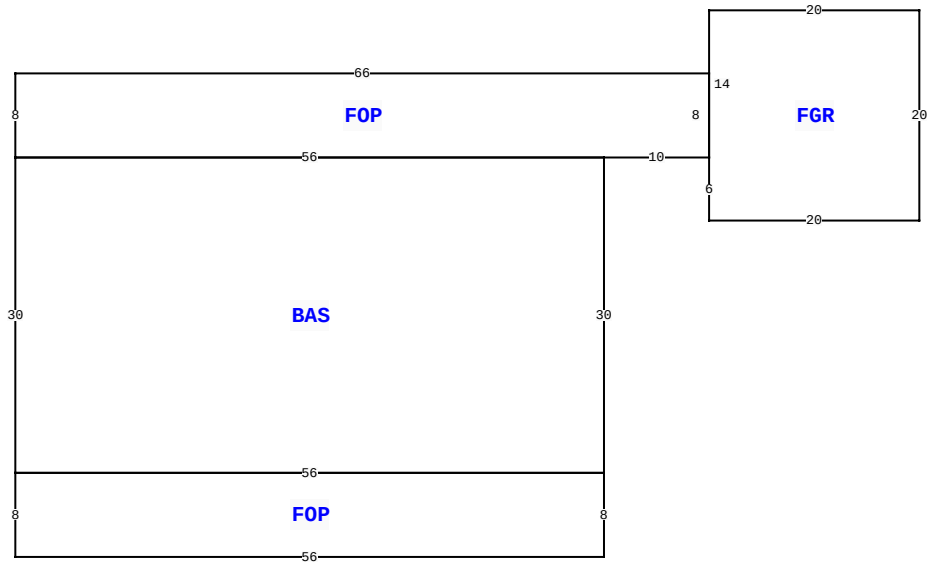
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	3117.0100 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	220,087
FGR	400	55		220	28,821
FOP	448	30		134	17,555
FOP	528	30		158	20,699
TOTALS	3,056			2,192	287,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,192	134.4420	150.58	330,071	2012	2012	0	0	0	13.00	87.00

1 SINGLE FAM 100% - 2013 Heated Area: 1680 HX Base Yr 2013



17834 N US HIGHWAY 441 , WHITE SPRINGS

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		287,162
TOTAL MARKET OB/XF VALUE		6,636
TOTAL LAND VALUE - MARKET		41,600
TOTAL MARKET VALUE		303,233
SOH/AGL Deduction		91,867
ASSESSED VALUE		211,366
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		160,644
TOTAL JUST VALUE		335,398
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27659	SFR	871	02/25/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1041/1856	3/18/2005	WD	Q	V		62,000
GRANTOR: CHARLES CALVIN THOMAS						
GRANTEE: JACK A KNAPP & SUSA						
1041/1854	3/18/2005	WD	U	V	08	34,000
GRANTOR: PAUL & PATRICIA BRYAN						
GRANTEE: CHARLES CALVIN THOM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S30 FOP= S8 E56 N8 W56$ E56 N30 FOP= E10 FGR= S6 E20 N20 W20 S14$ N8 W66 S8 E56$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	
2	0166	CONC,PAVMT	0	100	24	22	768.00	UT	2.00	2.00	100	2012	2012	3	100	1,536	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2019	2019	3	65	3,900	

LAND DESCRIPTION

TOTAL OB/XF 6,636

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	0100	C	SFR	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	2,600.00	2,600.00	2,600							
2	5500	A	TIMBER 2	0			0.00	0.00	15.00	AC		1.00	1.00	1.00	445.00	445.00	6,675							
3	5910	A	SWAMP/CYPRES	0			0.00	0.00	4.01	AC		1.00	1.00	1.00	40.00	40.00	160							
4	9910	M	MKT.VAL.AG	0			0.00	0.00	15.00	AC		1.00	1.00	1.00	2,600.00	2,600.00	39,000							

REVIEW DATE 04/28/2020 BY BC Total Acres: 20.01 Total Land Value: 9,435 Market: 39,000 Agricultural: 6,835 Common: 2,600 PRINTED 11/07/2025 BY SYS