S1/2 OF SW1/4 OF SW1/4.

1246-1382, DC 1280-718, PB 1315-

STROUD MELISSA ALEXANDREA DAVIS
497 NE FRANK JAMES RD
WHITE SPRINGS, FL 32096

2026

32-1N-17-04465-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

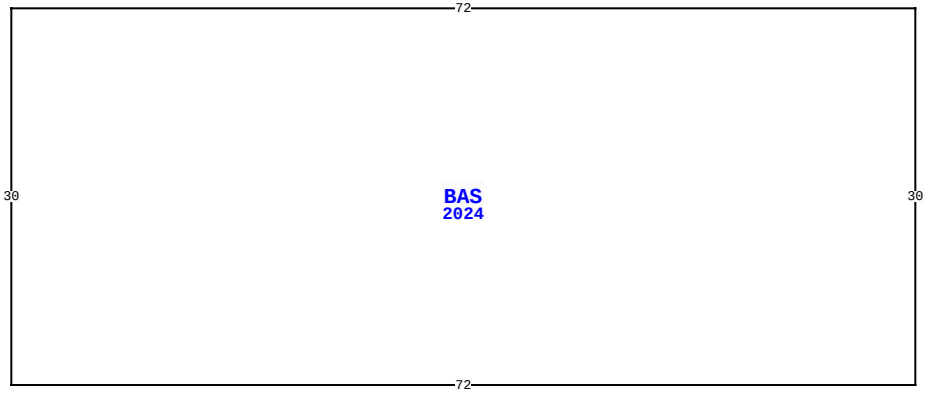
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	2,160	100	2024	2,160	234,625
TOTALS	2,160			2,160	234,625

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,160	115.5000	114.34	246,974	2022	2022	0	0	0	5.00	95.00

1 MANUF 2 0% - 2024 Heated Area: 2160 HX Base Yr



489 NE FRANK RD, 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	234,625
TOTAL MARKET OB/XF VALUE	8,800
TOTAL LAND VALUE - MARKET	39,900
TOTAL MARKET VALUE	250,135
SOH/AGL Deduction	0
ASSESSED VALUE	250,135
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	250,135
TOTAL JUST VALUE	283,325
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	288,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045787	Mobile Home		11/16/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1475/2676	9/22/2022	WD	U	V	11	100
GRANTOR: DAVIS WILLIAM ROCKEY						
GRANTEE: STROUD MELISSA ALEX						
1408/0323	3/13/2020	WD	U	V	30	75,000
GRANTOR: RUSSELL DAVIS AS SPEC						
GRANTEE: WILLIAM ROCKEY DAVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=19,14] E72 S30 W72 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	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 8,800

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	5500	A	TIMBER 2	0					10.00	AC		1.00	1.00	1.00	445.00	445.00	4,450							
2	5910	A	SWAMP/CYPRES	0					9.00	AC		1.00	1.00	1.00	40.00	40.00	360							
3	9910	M	MKT.VAL.AG	0					20.00	AC		1.00	1.00	1.00	1,900.00	1,900.00	38,000							
4	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	1,900.00	1,900.00	1,900							

REVIEW DATE 01/05/2023 BY JB Total Acres: 20.00 Total Land Value: 6,710 Market: 38,000 Agricultural: 4,810 Common: 1,900 PRINTED 11/07/2025 BY SYS