

BEG INTERS OF N LINE OF SWL/4 OF
OF US-441, W 400 FT, S 17 DEG E
TO W R/W OF US-441, N 17 DEG W 5

RUBINO LEONARD
16950 N US HIGHWAY 441
WHITE SPRINGS, FL 32096

2026

05-1S-17-04492-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	0200 MOBILE HOME		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	1117.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,188	100	
TOTALS	1,188		1,188

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	2	100% - 2022		130,799	2021	2021	0	0	7.00	93.00	
			Heated Area: 1188			HX Base Yr 2022						
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 44 44 27 27 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS</p> </div> </div>												
<div style="display: flex; justify-content: space-between;"> <div> <p>BLD DATE</p> <p>XF DATE</p> <p>INC DATE</p> </div> <div> <p>LGL DATE</p> <p>LAND DATE</p> <p>AG DATE</p> </div> <div> <p>05/11/2026</p> <p>MLU</p> </div> </div>												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			121,643
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			58,680
TOTAL MARKET VALUE			187,323
SOH/AGL Deduction			67,931
ASSESSED VALUE			119,392
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			67,981
TOTAL JUST VALUE			187,323
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			179,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042746	Mobile Home		09/14/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1445/2353	8/25/2021	WD	Q	V	01	45,000
GRANTOR: SHEER JANICE						
GRANTEE: RUBINO LEONARD						
1409/0792	3/30/2020	WD	Q	V	01	23,500
GRANTOR: MELODIE KAY MCGUIRE &						
GRANTEE: JANICE SHEER						

EXTRA FEATURES																
L N	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			7,000.00	100			3	100	7,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=22,9] E44 S27 W44 N27 \$	

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	5.55	AC		1.00	1.00	1.00	9,000.00	9,000.00	49,950							
2	0000	C	VAC RES	100			0.00	0.00	0.97	AC		1.00	1.00	1.00	9,000.00	9,000.00	8,730							