BEG INTERS OF N LINE OF SW1/4 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

2027

05-1S-17-04492-003

BUILDING CHARACTERISTICS

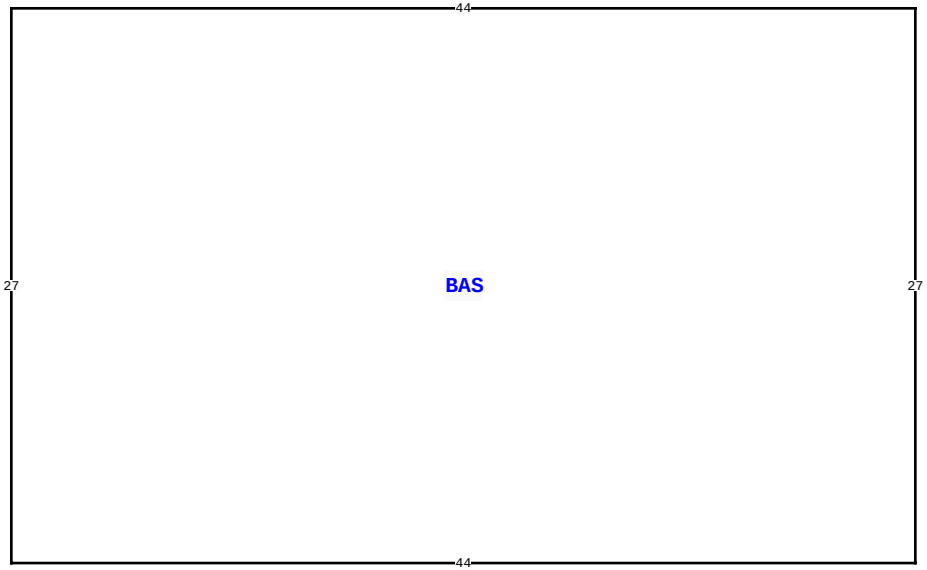
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	120,383
TOTALS	1,188			1,188	120,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,188	113.5000	108.96	129,444	2021	2021	0	0	0	7.00	93.00

1 MANUF 2 100% - 2022 Heated Area: 1188 HX Base Yr 2022



16950 N US HIGHWAY 441 , WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		120,383
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		58,680
TOTAL MARKET VALUE		186,063
SOH/AGL Deduction		63,089
ASSESSED VALUE		122,974
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		71,563
TOTAL JUST VALUE		186,063
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,323

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=22,9] E44 S27 W44 N27 $
.

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	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							

REVIEW DATE 11/19/2021 BY JB Total Acres: 6.52 Total Land Value: 58,680 Market: 0 Agricultural: 0 Common: 58,680 PRINTED 11/17/2026 BY SYS