BEG SW COR OF NW1/4, RUN E 1296. FT, SW 507.72, CONT SW APPROX 84 LINE OF SEC, S APPROX 327 FT TO

BRYAN ANNA C
17287 N US HWY 441
WHITE SPRINGS, FL 32096

2026

05-1S-17-04492-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

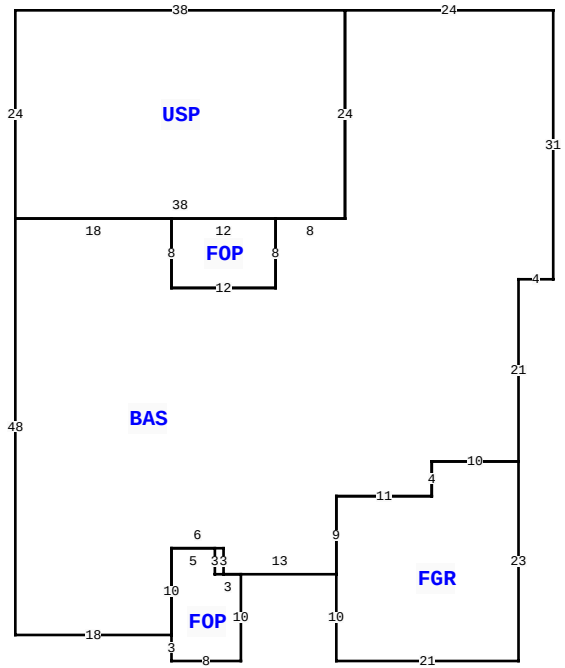
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
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		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	2,765	100		2,765	224,584
FGR	439	55		241	19,575
FOP	95	30		28	2,274
FOP	96	30		29	2,356
USP	912	35		319	25,910
TOTALS	4,307			3,382	274,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,382	109.6100	124.96	422,615	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 2765 HX Base Yr 1996



17287 N US HIGHWAY 441 , WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		274,700
TOTAL MARKET OB/XF VALUE		9,958
TOTAL LAND VALUE - MARKET		88,495
TOTAL MARKET VALUE		294,383
SOH/AGL Deduction		100,310
ASSESSED VALUE		194,073
TOTAL EXEMPTION VALUE	HX HB VX WX	61,411
BASE TAXABLE VALUE		132,662
TOTAL JUST VALUE		373,153
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0805/0873	5/11/1995	WD	U	I	35	170,000

GRANTOR: THEODORE L SR & AMY B

GRANTEE: DANIEL A & ANNA C B

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 USP= W38 S24 E38 N24$ S24 W8 FOP= W12S8 E12 N8$ S8 W12 N8 W18 S48 E18 FOP= S3 E8 N10 W3 N3 W5S10$ N10 E6 S3 E13 FGR= S10E21 N23 W10 S4 W11 S9$ N9 E11 N4 E10 N21 E4 N31$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,690	
3	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	1,150	
4	0021	BARN,FR AE	0	100	20	28	1.00	UT	0.00	0.00	100	0	0	3	100	3,046	
5	0251	LEAN TO W/	0	100	14	28	392.00	UT	3.50	3.50	50	2010	2010	3	50	686	
6	0251	LEAN TO W/	0	100	14	28	392.00	UT	3.50	3.50	50	2010	2010	3	50	686	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 9,958

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	6200	A	PASTURE 3	0			0.00	0.00	15.09	AC		1.00	1.00	1.00	280.00	280.00	4,225							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	15.09	AC		1.00	1.00	1.00	5,500.00	5,500.00	82,995							

REVIEW DATE 07/15/2015 BY DF Total Acres: 16.09 Total Land Value: 9,725 Market: 82,995 Agricultural: 4,225 Common: 5,500 PRINTED 05/08/2026 BY SYS