BEG AT NE COR OF SW1/4, RUN W 10
SOUTH 306.94 FT, THENCE RUN S 46
FT, W 1042.87 FT TO E R/W OF US

SHEER JANICE S
650 NE FALLOW DR
WHITE SPRINGS, FL 32096

2027

05-1S-17-04492-012

BUILDING CHARACTERISTICS

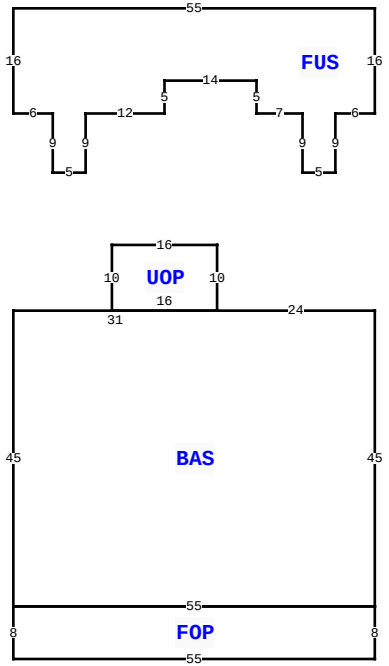
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	18	SLATE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
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	2,475	100		2,475	310,887
FOP	440	30		132	16,580
FUS	900	100		900	113,050
UOP	160	20		32	4,019
TOTALS	3,975			3,539	444,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,539	131.2520	144.38	510,961	2012	2012	0	0	0	13.00	87.00

1 SINGLE FAM 100% - 2013 Heated Area: 3375 HX Base Yr 2013



650 NE FALLOW DR, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

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	0040	BARN,POLE	0	100	47	60	2,820.00	UT	2.50	2.50	100	2010	2010	3	100	7,050	
2	0261	PRCH, UOP	0	100	12	12	144.00	UT	7.00	7.00	100	2010	2010	3	100	1,008	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	100	2,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	2,200	
5	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		444,536
TOTAL MARKET OB/XF VALUE		16,258
TOTAL LAND VALUE - MARKET		214,060
TOTAL MARKET VALUE		491,065
SOH/AGL Deduction		142,794
ASSESSED VALUE		348,271
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		296,860
TOTAL JUST VALUE		674,854
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		682,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29591	SFR	1,120	08/02/2011
27943	PUMP/UTPOL	50	07/13/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1517/280	6/16/2024	QC	U	I	11	100
GRANTOR: KEBLER ROBERT						
GRANTEE: SHEER JANICE S						
1472/778	7/15/2022	QC	U	I	11	100
GRANTOR: SADDLE UP AT BLACK BE						
GRANTEE: SHEER JANICE S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 UOP= N10 W16 S10 E16$ W31 S45 FOP= S8 E55 N8 W55$ E55 N45$ PTR= N30 FUS= N16 W55 S16 E6 S9 E5 N9 E12 N5 E14 S5 E7 S9 E5 N9 E6$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 16,258

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	3,500.00	3,500.00	3,500							
2	5500	A	TIMBER 2	0			0.00	0.00	53.16	AC		1.00	1.00	1.00	445.00	445.00	23,656							
3	5500	A	TIMBER 2	0			0.00	0.00	7.00	AC		1.00	1.00	1.00	445.00	445.00	3,115							
4	9910	M	MKT.VAL.AG	0			0.00	0.00	60.16	AC		1.00	1.00	1.00	3,500.00	3,500.00	210,560							

REVIEW DATE 07/16/2015 BY DF Total Acres: 61.16 Total Land Value: 30,271 Market: 210,560 Agricultural: 26,771 Common: 3,500 PRINTED 11/17/2026 BY SYS