

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

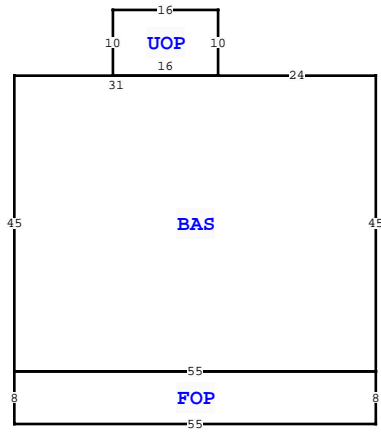
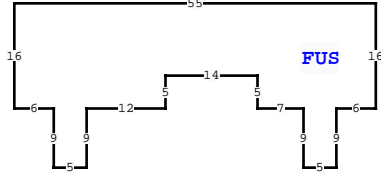
2026

05-1S-17-04492-012



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 Floor	12	HARDWOOD	60		
Interior Floor	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	316,528
FOP	440	30		132	16,881
FUS	900	100		900	115,101
UOP	160	20		32	4,092
TOTALS	3,975			3,539	452,603

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2013		520,233	2012	2012	0	0	13.00	87.00
				Heated Area: 3375			HX Base Yr 2013				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			452,603
TOTAL MARKET OB/XF VALUE			16,258
TOTAL LAND VALUE - MARKET			214,060
TOTAL MARKET VALUE			499,132
SOH/AGL Deduction			160,225
ASSESSED VALUE			338,907
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			287,496
TOTAL JUST VALUE			682,921
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			688,123

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						

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

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

BUILDING NOTES	
650 NE FALLOW DR, WHITE SPRINGS	

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									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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									