

COMM NW COR GOVT LOT 1, RUN S 24
 CONT S 401.88 FT, E 605.96 FT TO
 US-441, NW 417.33 FT, W 488.85 F

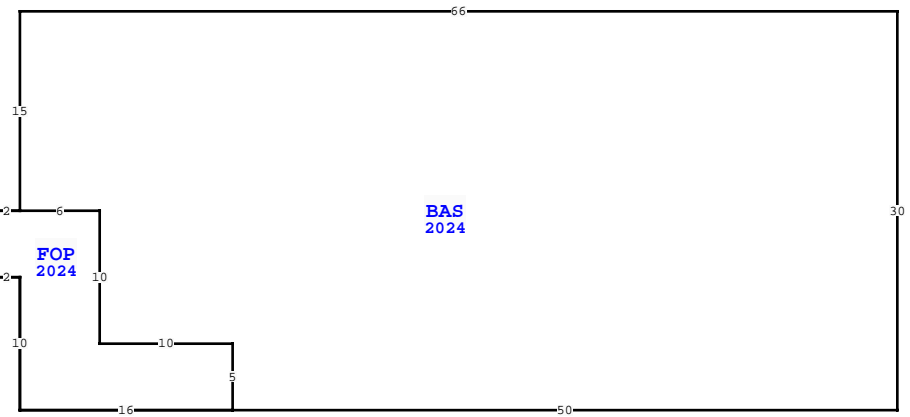
DUNCAN JAMES STEVEN/DUNCAN ELIZABETH DAVIS
 17700 N US HIGHWAY 441
 WHITE SPRINGS, FL 32096

2026

06-1S-17-04493-000


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	12	HARDWOOD	100
Interior Floor	00	N/A	0
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	1,990	100	2024
FOP	150	35	2024
TOTALS	2,140		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2024	02	2,042	117.0000	122.85	250,860	2023	2023	0	0	3.00	97.00	
1 MANUF 4 100% - 2024 Heated Area: 1990 HX Base Yr 2024												



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			243,334	
TOTAL MARKET OB/XF VALUE			7,000	
TOTAL LAND VALUE - MARKET			45,450	
TOTAL MARKET VALUE			295,784	
SOH/AGL Deduction			8,548	
ASSESSED VALUE			287,236	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			235,825	
TOTAL JUST VALUE			295,784	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			288,193	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045829	Mobile Home		11/01/2022
27486	TR/TRAILER	139	11/19/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE
1462/991	3/18/2022	WD Q	Q	I	01	63,000
GRANTOR: KING EULA REBECCA						
GRANTEE: DUNCAN JAMES STEVEN						
0799/0699	9/14/1994	WD Q	Q	V		8,000
GRANTOR: 442 HUNT CLUB INC						
GRANTEE: DOUGLAS L JR & EULA						

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
1	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100		

TOTAL OB/XF													7,000	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/11/2026	MLU							

BUILDING NOTES												
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BUILDING DIMENSIONS
 BAS=[YR=2024;ORIG=10,-10] W66 S15 W2 S5 E2 S10 E16 E50 N30 \$
 FOP=[YR=2024;ORIG=-56,5] W2 S5 E2 S10 E16 N5 W10 N10 W6 \$

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	0000	C	VAC RES	100		00	0.00	0.00	5.05	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,450								