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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

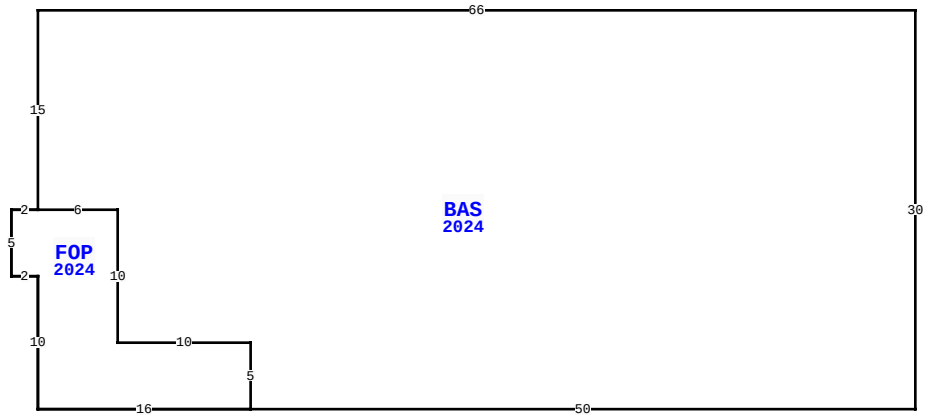
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,990	100	2024	1,990	241,654
FOP	150	35	2024	52	6,315
TOTALS	2,140			2,042	247,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0204	02	2,042	117.0000	125.19	255,638	2023	2023	0	0	0	3.00	97.00

1 MANUF 4 100% - 2024 Heated Area: 1990 HX Base Yr 2024



17700 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		247,969
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		35,350
TOTAL MARKET VALUE		290,319
SOH/AGL Deduction		3,083
ASSESSED VALUE		287,236
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		235,825
TOTAL JUST VALUE		290,319
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 U	V I	RSN CD	SALE PRICE
1462/991	3/18/2022	WD	Q	I	01	63,000
GRANTOR: KING EULA REBECCA						
GRANTEE: DUNCAN JAMES STEVEN						
0799/0699	9/14/1994	WD	Q	V		8,000
GRANTOR: 442 HUNT CLUB INC						
GRANTEE: DOUGLAS L JR & EULA						

BUILDING NOTES

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 $
.

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	0000	C	VAC RES	100		00	0.00	0.00	5.05	AC		1.00	1.00	1.00	7,000.00	7,000.00	35,350							

REVIEW DATE 01/05/2023 BY JB Total Acres: 5.05 Total Land Value: 35,350 Market: 0 Agricultural: 0 Common: 35,350 PRINTED 05/08/2026 BY SYS