COMM NW COR OF GOV'T LOT 1, RUN FT FOR POB, RUN E 1078.72 FT TO SE ALONG R/W 398.53 FT, W 1190.5

GROSS AARON MATTHEW
17364 NW US HIGHWAY 441
WHITE SPRINGS, FL 32096

2027

06-1S-17-04493-004

BUILDING CHARACTERISTICS

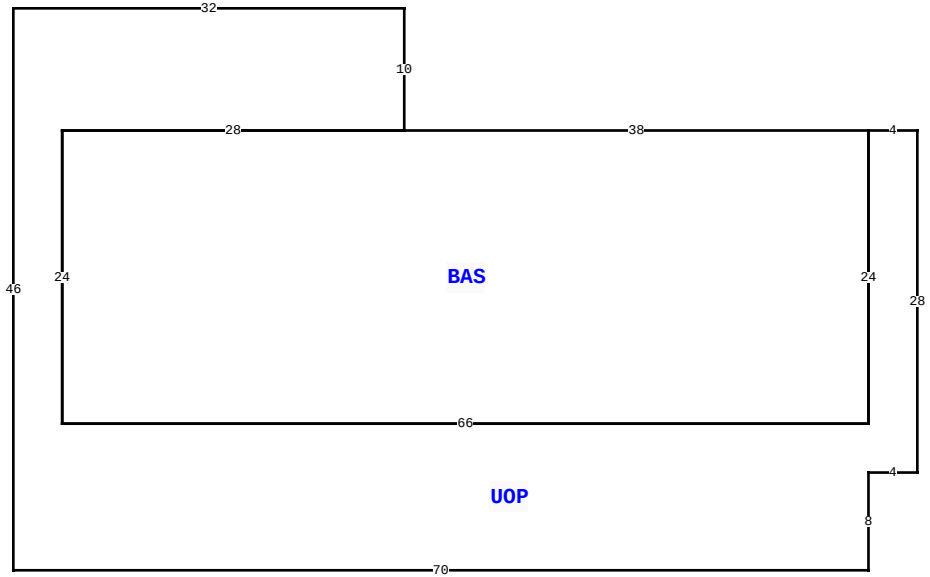
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	1,584	100		1,584	44,060
UOP	1,368	25		342	9,513
TOTALS	2,952			1,926	53,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,926	115.9000	69.54	133,934	1988	1988	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2018 Heated Area: 1584 HX Base Yr 2018



17364 N US HIGHWAY 441 , WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	14	30	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,800	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		53,574
TOTAL MARKET OB/XF VALUE		10,300
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		143,874
SOH/AGL Deduction		77,261
ASSESSED VALUE		66,613
TOTAL EXEMPTION VALUE	HX HB	41,613
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		143,874
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27210	M H	0	07/29/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1347/2214	10/30/2017	WD	U	I	30	48,000
GRANTOR: LINDA GROSS						
GRANTEE: AARON MATTHEW GROSS						
1196/1110	6/18/2010	WD	Q	I	01	60,000
GRANTOR: LORI GIFFORD (LIFE ES						
GRANTEE: MICHAEL & LINDA GRO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 UOP= N10 W32 S46 E70 N8 E4 N28 W4 S24 W66 N24 E28$ W28 S24 E66 N24$.

LAND DESCRIPTION

TOTAL OB/XF 10,300

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	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	0000	C	VAC RES	100		00	0.00	0.00	9.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	72,000							

REVIEW DATE 07/15/2015 BY DF Total Acres: 10.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 11/17/2026 BY SYS