COMM NW COR OF GOVT LOT 1, S 641
CONT S 1632.93 FT, E 1078.72 FT
NW 1694.03 FT, W 605.96 FT TO PO

TINDELL STANLEY WAYNE/TINDELL JOYCE C
17580 N US HIGHWAY 441
WHITE SPRINGS, FL 32096

2027

06-1S-17-04493-005

BUILDING CHARACTERISTICS

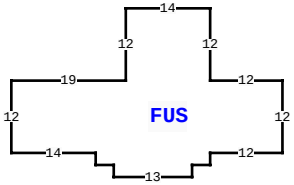
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	1117.00	1.00/

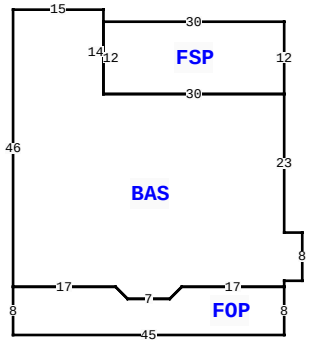
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,692	100		1,692	153,980
FOP	342	30		103	9,374
FSP	360	40		144	13,105
FUS	772	100		772	70,256
TOTALS	3,166			2,711	246,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,711	110.3088	121.34	328,953	2005	2005	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2006 Heated Area: 2464 HX Base Yr 2006





17580 N US HIGHWAY 441 , WHITE SPRINGS

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	246,715
TOTAL MARKET OB/XF VALUE	15,556
TOTAL LAND VALUE - MARKET	89,520
TOTAL MARKET VALUE	273,134
SOH/AGL Deduction	71,621
ASSESSED VALUE	201,513
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	150,102
TOTAL JUST VALUE	351,791
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	356,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055390	Co-Location or Ex	20,000	03/31/2026
000055046	Roof Replacement	13,000	02/19/2026
53579	Generator		07/14/2025
000053579	Generator		07/14/2025
22379	SFR	639	10/11/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/1138	5/30/2025	WD	P	I	98	140,000
GRANTOR: TINDELL STANLEY WAYNE						
GRANTEE: A.N.A. REAL PROPERT						
1002/2296	12/18/2001	WD	Q	V	01	106,500
GRANTOR: GRIFFIN						
GRANTEE: TINDELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S46 FOP= S8 E45 N8 W17 L2 D2 W7 U2 L2 W17$ E17 R2 D2 E7 U2 R2 E17 N1 E3 N8 W3 N23 FSP= N12 W30 S12 E30$ W30 N14$ PTR= N30 FUS= N12 W12 N12 W14 S12 W19 S12 E14 S2 E3 S2 E13 N2 E3 N2 E12$ S30$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0296	SHED METAL	0	100	12	36	432.00	UT	7.00	7.00	100	2005	2005	3	100	3,024	
3	0296	SHED METAL	0	100	10	12	120.00	UT	7.00	7.00	100	2005	2005	3	100	840	
4	0040	BARN,POLE	0	100	24	36	864.00	UT	3.00	3.00	100	2005	2005	3	100	2,592	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
10	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

LAND DESCRIPTION

TOTAL OB/XF 15,556

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	5600	A	TIMBER 3	0			0.00	0.00	10.19	AC		1.00	1.00	1.00	281.00	281.00	2,863							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	10.19	AC		1.00	1.00	1.00	8,000.00	8,000.00	81,520							

REVIEW DATE 03/11/2026 BY robin Total Acres: 11.19 Total Land Value: 10,863 Market: 81,520 Agricultural: 2,863 Common: 8,000 PRINTED 11/17/2026 BY SYS