E1/2 OF NW1/4 LYING E OF US-441
OF NE1/4. EX S 80 FT OF SE1/4 OF
LYING E OF E R/W LINE OF HWY 441

DIETRICH PAUL ERIC
16361 N US HIGHWAY 441
WHITE SPRINGS, FL 32096

**2026**

**08-1S-17-04499-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5600 | TIMBERLAND 70-79 | |
| 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 |
|---|---|---|---|---|---|
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

16361 N US HIGHWAY 441 , WHITE SPRINGS

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 434,850 |
| TOTAL MARKET VALUE | 46,963 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 46,963 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 46,963 |
| TOTAL JUST VALUE | 434,850 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 405,860 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1381/0224 | 3/25/2019 | WD | Q | V | 01 | 352,800 |
| GRANTOR: NEEDMORE PROPERTIES L | | | | | | |
| GRANTEE: PAUL ERIC DIETRICH | | | | | | |
| 1134/1362 | 10/25/2007 | WD | Q | V | | 475,500 |
| GRANTOR: ALBERT FERGUSON | | | | | | |
| GRANTEE: NEEDMORE PROPERTIES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 5600 | A | TIMBER 3 | 0 | | A-1 | 0.00 | 0.00 | 106.95 | AC | | 1.00 | 1.00 | 1.00 | 281.00 | 281.00 | 30,053 | | | | | | | |
| 2 | 5500 | A | TIMBER 2 | 0 | | A-1 | 0.00 | 0.00 | 38.00 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 16,910 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 144.95 | AC | | 1.00 | 1.00 | 1.00 | 3,000.00 | 3,000.00 | 434,850 | | | | | | | |

REVIEW DATE 04/14/2025 BY MLU Total Acres: 144.95 Total Land Value: 46,963 Market: 434,850 Agricultural: 46,963 Common: 0 PRINTED 06/08/2026 BY SYS