THAT PART OF NE1/4 OF SW1/4 AS L
LITTLE CREEK & E OF SR-47 (441).

HALL TIMOTHY J/HALL SHANNON
152 NW ERNEST GLN
WHITE SPRINGS, FL 32096

2027

08-1S-17-04501-001

BUILDING CHARACTERISTICS

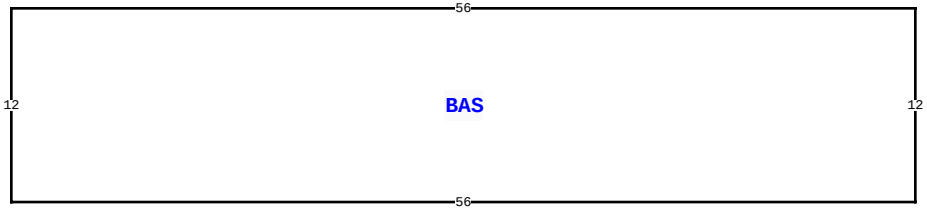
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
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	672	100		672	7,634
TOTALS	672			672	7,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	47.3400	28.40	19,085	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 672 HX Base Yr



16247 N US HIGHWAY 441 , WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 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	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	7,634
TOTAL MARKET OB/XF VALUE	7,050
TOTAL LAND VALUE - MARKET	140,000
TOTAL MARKET VALUE	27,271
SOH/AGL Deduction	0
ASSESSED VALUE	27,271
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,271
TOTAL JUST VALUE	154,684
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	154,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12218	M H	125	03/03/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1522/828	8/15/2024	LE	U	I	14	100
GRANTOR: HALL TIMOTHY J						
GRANTEE: HALL TIMOTHY J (ENH						
1522/823	8/15/2024	QC	U	I	11	100
GRANTOR: HALL TIMOTHY						
GRANTEE: HALL TIMOTHY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

LAND DESCRIPTION

TOTAL OB/XF 7,050

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	5600	A	TIMBER 3	0		00	0.00	0.00	27.00	AC		1.00	1.00	1.00	281.00	281.00	7,587							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	27.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	135,000							

REVIEW DATE 09/27/2023 BY ME Total Acres: 28.00 Total Land Value: 12,587 Market: 135,000 Agricultural: 7,587 Common: 5,000 PRINTED 11/17/2026 BY SYS