E1/2 OF NW1/4 OF NW1/4 LYING E O

745-547, 860-1607, 914-1286, 970

POIRIER MARCEL R/POIRIER ELAINE J
16555 N US HIGHWAY 441
WHITE SPRINGS, FL 32096-7216

2027

08-1S-17-04501-002

BUILDING CHARACTERISTICS

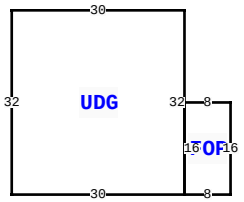
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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/

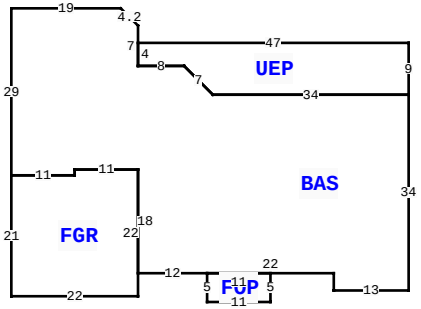
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,171	100		2,171	215,614
FGR	473	55		260	25,822
FOP	55	30		16	1,589
FOP	128	30		38	3,774
UDG	960	55		528	52,439
UEP	371	60		223	22,147
TOTALS	4,158			3,236	321,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,236	118.1460	129.96	420,551	2002	2002	0	0	0	23.58	76.42

1 SINGLE FAM 100% - 2003 Heated Area: 2171 HX Base Yr 2003





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

16555 N US HIGHWAY 441 , WHITE SPRINGS

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	2,197.00	UT	2.00	2.00	100	2002	2002	3	100	4,394	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	321,385
TOTAL MARKET OB/XF VALUE	5,594
TOTAL LAND VALUE - MARKET	71,340
TOTAL MARKET VALUE	337,826
SOH/AGL Deduction	93,910
ASSESSED VALUE	243,916
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	142,505
TOTAL JUST VALUE	398,319
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	404,155

SALE:1:1: $.55 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055342	Roof Replacement	6,300	03/26/2026
000048279	Roof Replacement	14,500	09/28/2023
18708	SFR	369	09/10/2001
18707	GARAGE	84	09/10/2001
17673	PUMP/UTPOL	30	11/22/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0914/1286	11/15/2000	WD	Q	V	03	200
GRANTOR: JIMMY & MARGARET HALL						
GRANTEE: MARCEL & ELAINE POI						
0745/0547	4/26/1991	WD	Q	V	03	0
GRANTOR: WILLIE HALL						
GRANTEE: JIMMY HALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S29 FGR= S21 E22 N22 W11 S1 W11$ E11 N1 E11 S18 E12 FOP= S5 E11 N5 W11$ E22 S3 E13 N34 UEP= N9 W47 S4 E8 D5 R5 E34$ W34 L5 U5 W8 N7 U3 L3 $ PTR= N30 UDG= E30 FOP= E8 N16 W8 S16$ N32 W30 S32$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 5,594

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	5500	A	TIMBER 2	0		00	0.00	0.00	5.50	AC		1.00	1.00	1.00	445.00	445.00	2,448							
3	5500	A	TIMBER 2	0		00	0.00	0.00	5.39	AC		1.00	1.00	1.00	445.00	445.00	2,399							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.89	AC		1.00	1.00	1.00	6,000.00	6,000.00	65,340							

REVIEW DATE 01/25/2024 BY JS Total Acres: 11.89 Total Land Value: 10,847 Market: 65,340 Agricultural: 4,847 Common: 6,000 PRINTED 11/17/2026 BY SYS