

BEG NW COR, RUN S 1714.98 FT,
N 86 DEG E 1120.28 FT TO W R/W
US-441, N 17 DEG W ALONG R/W

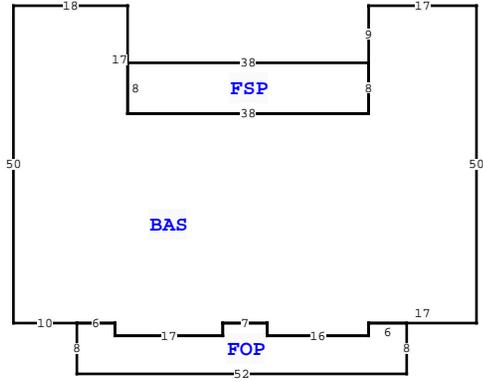
THOMAS RUBEN H JR/THOMAS SHANNON M
16578 N US HIGHWAY 441
WHITE SPRING, FL 32096

2026

08-1S-17-04501-005


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
19	COMMON BRK 100				
08	IRREGULAR 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 80				
15	HARDTILE 20				
03	CENTRAL 100				
04	AIR DUCTED 100				
	6 100				
	3 100				
	WOOD FRAME 100				
1.	1. 100				
05	CONV 100				
	0 100				
03	03 100				
01	01 100				
08	08				
5000	IMPROVED AG				
	MKT AREA		03		
1117.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,070	100		3,070	364,626
FOP	350	30		105	12,471
FSP	304	40		122	14,490
FST	154	55		85	10,096
TOTALS	3,878			3,382	401,682

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,382	135.9552	152.27	514,977	2003	2003	0	0	22.00	78.00	
1 SINGLE FAM 100% - 2004 Heated Area: 3070 HX Base Yr 2004												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			401,682
TOTAL MARKET OB/XF VALUE			6,560
TOTAL LAND VALUE - MARKET			136,680
TOTAL MARKET VALUE			438,860
SOH/AGL Deduction			148,459
ASSESSED VALUE			290,401
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			238,990
TOTAL JUST VALUE			544,922
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			532,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19981	SFR	499	09/23/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0964/2610	10/14/2002	WD	Q	V	03	38,300
GRANTOR: CARL IVEY CARTER						
GRANTEE: RUEBEN JR & SHANNON						
0960/2646	8/23/2002	WD	Q	V	03	54,100
GRANTOR: CARL IVEY CARTER						
GRANTEE: RUBEN JR & SHANNON						

EXTRA FEATURES																
L N	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	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	100	2,000	
2	0166	CONC, PAVMT	0	100	5	460.00	UT	2.00	2.00	100	2003	2003	3	100	920	
3	0060	CARPORT F	0	100	28	784.00	UT	3.50	3.50	100	2010	2010	3	100	2,744	
4	0166	CONC, PAVMT	0	100	16	448.00	UT	2.00	2.00	100	2010	2010	3	100	896	

BLD DATE: LGL DATE: 05/18/2026 MLU
 XF DATE: LAND DATE:
 INC DATE: AG DATE:

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS= W17 S9 FSP= W38 S8 E38 N8\$ S8 W38 N17 W18 S50 E10 FOP=
 S8 E52 N8 W6 S2 W16 N2 W7 S2 W17 N2 W6\$ E6 S2 E17 N2 E7 S2
 E16 N2 E17 N50\$ PTR= N30 FST= N14 W11 S14 E11\$ S30\$.

LAND DESCRIPTION																	TOTAL OB/XF							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	5.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	20,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	18.33	AC		1.00	1.00	1.00	445.00	445.00	8,157							
3	5700	A	TIMBER 4	0		A-1	0.00	0.00	10.84	AC		1.00	1.00	1.00	227.00	227.00	2,461							
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	29.17	AC		1.00	1.00	1.00	4,000.00	4,000.00	116,680							