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

2027

08-1S-17-04501-005

BUILDING CHARACTERISTICS

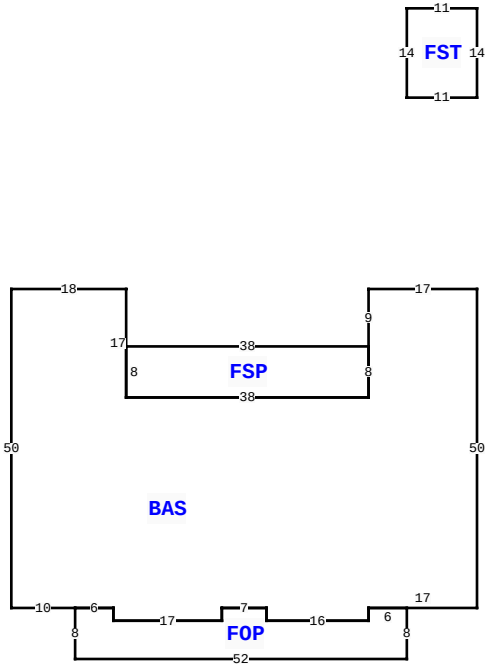
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	02	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	08	08
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	3,070	100		3,070	358,113
FOP	350	30		105	12,248
FSP	304	40		122	14,231
FST	154	55		85	9,915
TOTALS	3,878			3,382	394,507

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	149.55	505,778	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2004 Heated Area: 3070 HX Base Yr 2004



16578 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	100	2,000	
2	0166	CONC,PAVMT	0	100	5	92	460.00	UT	2.00	2.00	100	2003	2003	3	100	920	
3	0060	CARPORT F	0	100	28	28	784.00	UT	3.50	3.50	100	2010	2010	3	100	2,744	
4	0166	CONC,PAVMT	0	100	16	28	448.00	UT	2.00	2.00	100	2010	2010	3	100	896	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		394,507
TOTAL MARKET OB/XF VALUE		6,560
TOTAL LAND VALUE - MARKET		136,680
TOTAL MARKET VALUE		431,685
SOH/AGL Deduction		132,891
ASSESSED VALUE		298,794
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		247,383
TOTAL JUST VALUE		537,747
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		544,922

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						

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 6,560

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	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							

REVIEW DATE 07/16/2015 BY DF Total Acres: 34.17 Total Land Value: 30,618 Market: 116,680 Agricultural: 10,618 Common: 20,000 PRINTED 11/17/2026 BY SYS