COMM NW COR, RUN S 1714.98 FT FO
RUN N 86 DG E 1120.28 FT TO W R/
S 17 DEG E ALONG R/W 694.22 FT,

BEADLES LAUREN/BEADLES DAKOTA
16430 N US HIGHWAY 441
WHITE SPRINGS, FL 32096

2027

08-1S-17-04501-006

BUILDING CHARACTERISTICS

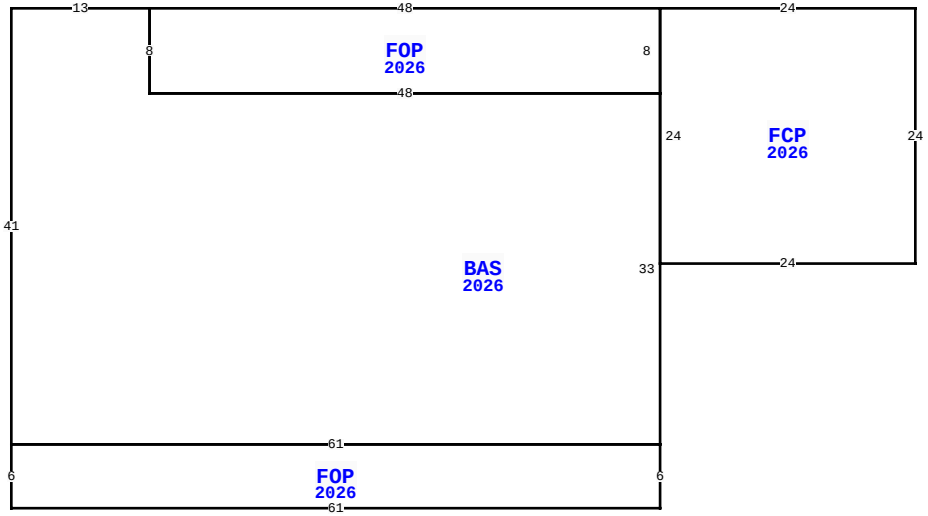
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	2,117	100	2026	2,117	250,378
FCP	576	25	2026	144	17,031
FOP	366	30	2026	110	13,010
FOP	384	30	2026	115	13,601
TOTALS	3,443			2,486	294,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,486	107.5200	118.27	294,019	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2117 HX Base Yr 2026



16430 N US HGHWAY 411, 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	0166	CONC,PAVMT	0	100	0	0	400.00	UT	5.00	5.00	100	2026	2025		100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	294,019
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	107,000
TOTAL MARKET VALUE	305,542
SOH/AGL Deduction	0
ASSESSED VALUE	305,542
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	254,131
TOTAL JUST VALUE	403,019
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	408,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050548	New Residential C	300,000	08/14/2024
29577	M H	395	07/25/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/412	6/13/2024	QC	U	I	11	100
GRANTOR: WHITE SPRINGS AGRICUL						
GRANTEE: BEADLES LAUREN						
1518/2403	2/14/2024	QC	U	I	11	100
GRANTOR: BEADLES LAUREN						
GRANTEE: BEADLES LAUREN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2026;ORIG=-22,2] E48 S8 W48 N8 $
FCP=[YR=2026;ORIG=26,2] E24 S24 W24 N24 $
BAS=[YR=2026;ORIG=26,10] W48 N8 W13 S41 E61 N33 $
FOP=[YR=2026;ORIG=-35,43] E61 S6 W61 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	21.40	AC		1.00	1.00	1.00	445.00	445.00	9,523							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	21.40	AC		1.00	1.00	1.00	5,000.00	5,000.00	107,000							
3	0100	C	SFR	100					0.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	0							

REVIEW DATE 03/02/2026 BY robin Total Acres: 22.40 Total Land Value: 9,523 Market: 107,000 Agricultural: 9,523 Common: 0 PRINTED 11/17/2026 BY SYS