

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,

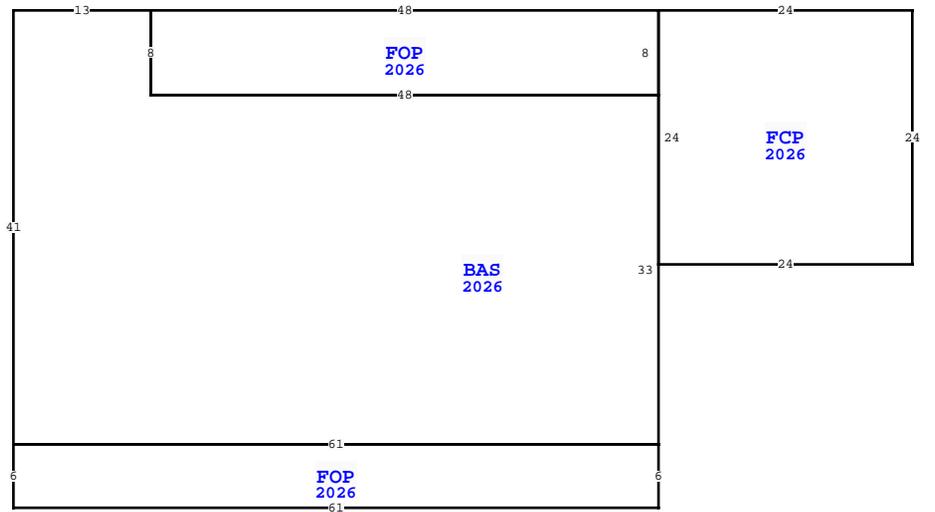
BEADLES LAUREN/BEADLES DAKOTA  
 16430 N US HIGHWAY 441  
 WHITE SPRINGS, FL 32096

**2026**

08-1S-17-04501-006  


ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	32	HARDIE BRD	100			
Exterior Wall	00	N/A	0			
Roof Structure	03	GABLE/HIP	100			
Roof Cover	03	COMP SHNGL	100			
Interior Wall	05	DRYWALL	100			
Interior Floor	13	LAM/VNLPK	100			
Interior Floor	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	254,929	
FCP	576	25	2026	144	17,340	
FOP	366	30	2026	110	13,246	
FOP	384	30	2026	115	13,848	
TOTALS	3,443			2,486	299,364	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2026									
				Heated Area: 2117				HX Base Yr 2026				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			299,364
TOTAL MARKET OB/XF VALUE			2,000
TOTAL LAND VALUE - MARKET			107,000
TOTAL MARKET VALUE			310,887
SOH/AGL Deduction			0
ASSESSED VALUE			310,887
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			259,476
TOTAL JUST VALUE			408,364
NCON VALUE			301,364
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			107,800

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
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GRANTOR: BEADLES LAUREN  
 GRANTEE: BEADLES LAUREN

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
2	0166	CONC,PAVMT	0	100	0	0			5.00	100	2026	2025		100	2,000	

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

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											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							