COMM SW COR OF NW1/4 OF SW1/4, R
FT, N 81 DG E 492.16 FT, S 17 DG
N 81 DG E 278.28 FT FOR POB, CON

HALL MICHAEL KEVIN/HALL RANDAL VAUGHN
154 NW ERNEST GLN
WHITE SPRINGS, FL 32096

2027

08-1S-17-04503-002

BUILDING CHARACTERISTICS

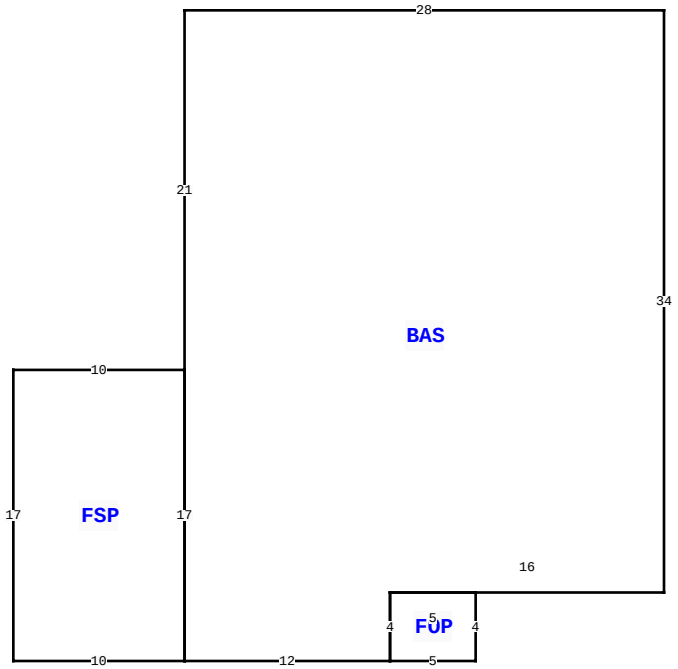
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
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	1,000	100		1,000	51,365
FOP	20	30		6	308
FSP	170	40		68	3,493
TOTALS	1,190			1,074	55,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,074	84.8966	93.39	100,301	1992	1992	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 2022 Heated Area: 1000 HX Base Yr



154 NW ERNEST GLN, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	55,166
TOTAL MARKET OB/XF VALUE	1,232
TOTAL LAND VALUE - MARKET	46,480
TOTAL MARKET VALUE	102,878
SOH/AGL Deduction	0
ASSESSED VALUE	102,878
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,878
TOTAL JUST VALUE	102,878
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,876

SALE:1:1: 8.30 ACRES - SALE PRICE BELOW MKT VALUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056164	Electrical Servic		07/24/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1579/1077	10/08/2026	QC	U	I	11	100
GRANTOR: HALL JAMES S						
GRANTEE: EDMISON ROBERT LEE						
1430/993	2/15/2021	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: HALL ERNEST JULIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S21 FSP= W10 S17 E10 N17$ S17 E12 FOP= E5N4W5 S4$ N4 E16 N34$.

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	0	10	38	1.00	UT	0.00	0.00	100	0	0	3	100	532	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0296	SHED METAL	0	0	10	28	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,232

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	0		00	0.00	0.00	8.30	AC		1.00	1.00	0.70	8,000.00	5,600.00	46,480							

REVIEW DATE 08/05/2026 BY kellen Total Acres: 8.30 Total Land Value: 46,480 Market: 0 Agricultural: 0 Common: 46,480 PRINTED 11/17/2026 BY SYS