

A PARCEL OF LAND ON S END OF W1/  
US-441, BEING 150 FT E & W ON N  
W SIDE AS MEASURED ALONG US-441.

POIRIER MARCEL R/POIRIER ELAINE J  
16555 N US HIGHWAY 441  
WHITE SPRINGS, FL 32096

2026

08-1S-17-04505-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																										
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																								
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 1,000 <b>TOTAL LAND VALUE - MARKET</b> 12,720 <b>TOTAL MARKET VALUE</b> 13,720 <b>SOH/AGL Deduction</b> 3,147 <b>ASSESSED VALUE</b> 10,573 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 10,573 <b>TOTAL JUST VALUE</b> 13,720 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 10,010																																																										
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>     																																																										
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1491/2785</td> <td>6/01/2023</td> <td>WD Q</td> <td>Q</td> <td>I</td> <td>01</td> <td>12,000</td> </tr> <tr> <td colspan="7">GRANTOR: VANADIA INTERNATIONAL</td> </tr> <tr> <td colspan="7">GRANTEE: POIRIER MARCEL R</td> </tr> <tr> <td>1392/0045</td> <td>8/22/2019</td> <td>TD U</td> <td>V</td> <td>18</td> <td></td> <td>7,300</td> </tr> <tr> <td colspan="7">GRANTOR: CLERK OF COURT</td> </tr> <tr> <td colspan="7">GRANTEE: VANADIA INTERNATIONAL</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1491/2785	6/01/2023	WD Q	Q	I	01	12,000	GRANTOR: VANADIA INTERNATIONAL							GRANTEE: POIRIER MARCEL R							1392/0045	8/22/2019	TD U	V	18		7,300	GRANTOR: CLERK OF COURT							GRANTEE: VANADIA INTERNATIONAL						
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<b>TOTALS</b> <b>EXTRA FEATURES</b>										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/07/2026 MLU																																																										
16431 N US HIGHWAY 441 , WHITE SPRINGS																																																																														
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1	0700	C	MISC RES	0		A-1	0.00	0.00	1.06	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,720																																																													
<b>REVIEW DATE</b> 07/25/2023 <b>BY</b> ME Total Acres: 1.06 Total Land Value: 12,720 Market: 0 Agricultural: 0 Common: 12,720 <b>PRINTED 06/09/2026 BY SYS</b>																																																																														