

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																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 1,000 TOTAL LAND VALUE - MARKET 9,010 TOTAL MARKET VALUE 10,010 SOH/AGL Deduction 0 ASSESSED VALUE 10,010 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 10,010 TOTAL JUST VALUE 10,010 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 10,010																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <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></td> <td>I</td> <td>01</td> <td>12,000</td> </tr> </tbody> </table> 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										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1491/2785	6/01/2023	WD Q		I	01	12,000
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1491/2785	6/01/2023	WD Q		I	01	12,000																																					
																				BUILDING NOTES 																							
																				BUILDING DIMENSIONS 																							
EXTRA FEATURES 16431 N US HIGHWAY 441 , WHITE SPRINGS										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 04/17/2025 MLU																							
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																												
1	0285	SALVAGE	0 0	38 16	1.00	UT	0.00	0.00	100	1941	1941	3	100	1,000																													
LAND DESCRIPTION										TOTAL OB/XF 1,000																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	0700	C	MISC RES	0		A-1	0.00	0.00	1.06	AC		1.00	1.00	1.00	8,500.00	8,500.00	9,010																										
REVIEW DATE 07/25/2023 BY ME Total Acres: 1.06 Total Land Value: 9,010 Market: 0 Agricultural: 0 Common: 9,010 PRINTED 03/26/2026 BY SYS																																											