COMM SW COR OF SE1/4 OF SW1/4, E 945.33 FT FOR POB, N 489.70 FT M CREEK, EASTERLY ALONG CREEK TO W

THOMAS CATHERINE G LIVING TRUST DATED JANUARY 25,
15912 N US HIGHWAY 441
WHITE SPRINGS, FL 32096

2026

08-1S-17-04507-001

BUILDING CHARACTERISTICS

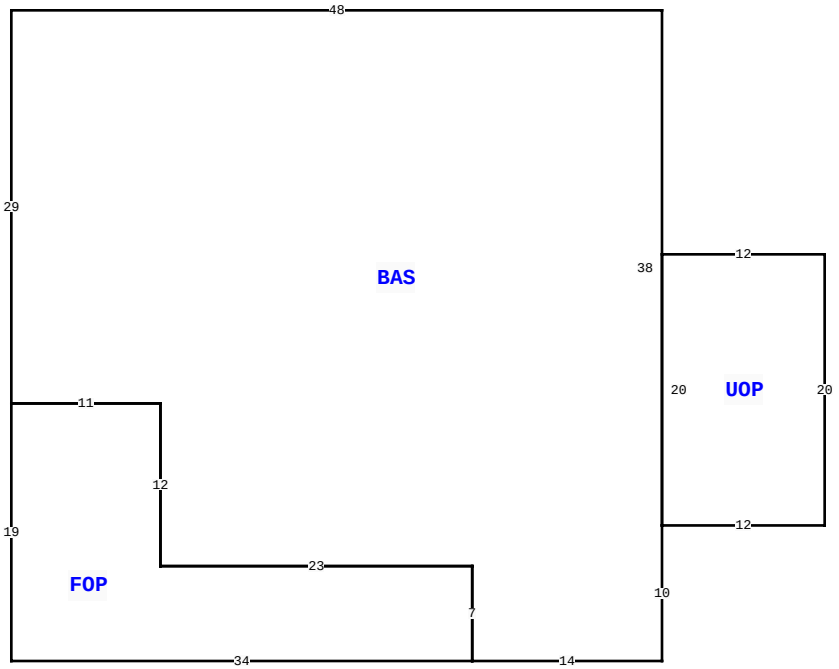
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 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	1,934	100		1,934	212,298
FOP	370	30		111	12,185
UOP	240	20		48	5,269
TOTALS	2,544			2,093	229,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,093	121.0000	135.52	283,643	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 1934 HX Base Yr 2007



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

15912 N US HIGHWAY 441 , WHITE SPRINGS

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		229,751
TOTAL MARKET OB/XF VALUE		18,384
TOTAL LAND VALUE - MARKET		60,800
TOTAL MARKET VALUE		257,990
SOH/AGL Deduction		96,609
ASSESSED VALUE		161,381
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		104,970
TOTAL JUST VALUE		308,935
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23977	SFR	512	12/20/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/2254	4/25/2024	WD	U	I	11	100
GRANTOR: THOMAS CATHERINE						
GRANTEE: THOMAS CATHERINE G						
1182/1632	10/16/2009	WD	U	V	31	2,000
GRANTOR: MICHAEL & CATHERINE T						
GRANTEE: LEO REGISTER & JOSE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S29 FOP= S19 E34 N7 W23 N12 W11$ E11 S12 E23 S7 E14 N10 UOP= E12 N20 W12 S20$ N38$.

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	0060	CARPORT F	0	100	32	32	1,024.00	UT	3.50	3.50	100	2010	2010	3	100	3,584	
2	0040	BARN,POLE	0	100	36	50	1,800.00	UT	2.50	2.50	100	2010	2010	3	100	4,500	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 18,384

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	6.60	AC		1.00	1.00	1.00	281.00	281.00	1,855							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	6.60	AC		1.00	1.00	1.00	8,000.00	8,000.00	52,800							

REVIEW DATE 10/06/2017 BY DF Total Acres: 7.60 Total Land Value: 9,855 Market: 52,800 Agricultural: 1,855 Common: 8,000 PRINTED 06/09/2026 BY SYS