ALL OF GOV'T LOT 4, EXCEPT THAT
LOT 4 LYING N OF S B'DRY OF A PA
LAND DESC ORB 291-249 & EX 1.65

BRAND CORRIE/BARNES CASEY M
2215 NW THUNDER ST
WHITE SPRINGS, FL 32096

2027

11-2S-15-00020-001

BUILDING CHARACTERISTICS

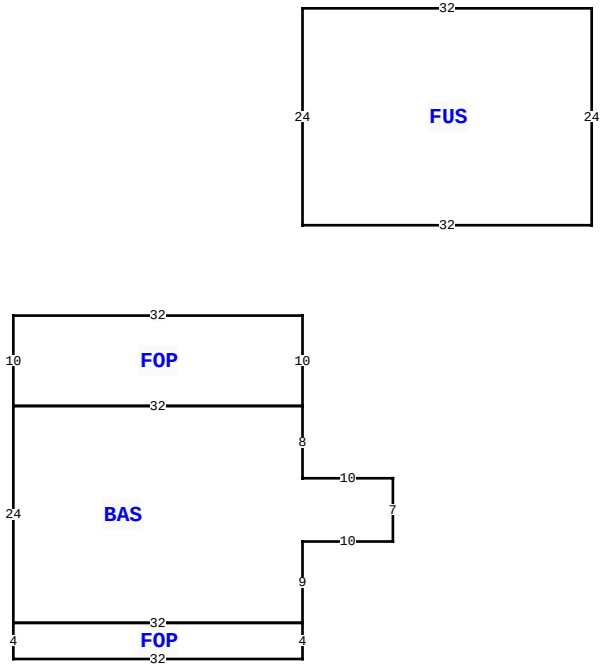
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	11215.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	838	100		838	51,692
FOP	128	30		38	2,344
FOP	320	30		96	5,922
FUS	768	100		768	47,374
TOTALS	2,054			1,740	107,332

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,740	86.2755	94.90	165,126	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1606 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

2215 NW THUNDER ST, WHITE SPRINGS

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	0040	BARN,POLE	0	0	32	33	1.00	UT	0.00	0.00	50	1910	1910	3	50	500	
2	0040	BARN,POLE	0	0	46	22	1.00	UT	0.00	0.00	50	1910	1910	3	50	400	
3	0040	BARN,POLE	0	0	17	22	1.00	UT	0.00	0.00	50	1910	1910	3	50	300	
4	0170	FPLC 2STRY	0	0	0	0	1.00	UT	2,750.00	2,750.00	100	1979	1979	3	100	2,750	
5	0294	SHED WOOD/	0	0	11	14	1.00	UT	0.00	0.00	50	2000	2000	3	50	300	
6	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	50	2015	2015	3	50	100	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	50	2015	2015	3	50	200	
8	0030	BARN,MT	0	0	20	60	1,200.00	UT	15.00	15.00	100	2026	2025		100	18,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	107,332
TOTAL MARKET OB/XF VALUE	22,550
TOTAL LAND VALUE - MARKET	225,680
TOTAL MARKET VALUE	355,562
SOH/AGL Deduction	0
ASSESSED VALUE	355,562
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	355,562
TOTAL JUST VALUE	355,562
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	357,518

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056425	Mobile Home		08/26/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/2319	11/04/2025	WD	U	I	11	0
GRANTOR: BRAND CORRIE						
GRANTEE: BRAND CORRIE						
1499/888	9/14/2023	WD	Q	I	01	400,000
GRANTOR: VANZANT BARNIE L JR						
GRANTEE: BRAND CORRIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W32 S24 E32 N9 E10 N7 W10 N8 $
FUS=[ORIG=0,-20] N24 E32 S24 W32 $
FOP=[ORIG=-32,0] N10 E32 S10 W32 $
FOP=[ORIG=-32,24] S4 E32 N4 W32 $
.

LAND DESCRIPTION

TOTAL OB/XF 22,550

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	2,800.00	2,800.00	2,800							
2	9900	C	AC NON-AG	0					79.60	AC		1.00	1.00	1.00	2,800.00	2,800.00	222,880							

REVIEW DATE 03/05/2025 BY TW Total Acres: 80.60 Total Land Value: 225,680 Market: 0 Agricultural: 0 Common: 225,680 PRINTED 11/17/2026 BY SYS