BEG AT SW COR OF SEC, RUN N 1856
FT TO W BANK OF SUWANNEE RIVER,
BANK APPROX 291.71 FT, W 425.75

QUINN STEPHANIE D J
535 NW MCCLUNG CT
WHITE SPRINGS, FL 32096

2026

11-2S-15-00020-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

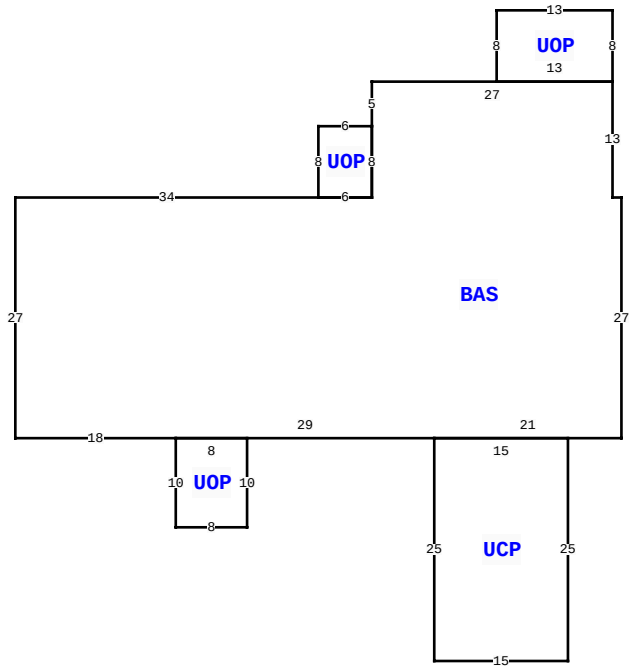
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
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	2,187	100		2,187	49,846
UCP	375	20		75	1,710
UOP	48	25		12	274
UOP	80	25		20	456
UOP	104	25		26	592
TOTALS	2,794			2,320	52,878

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,320	90.4500	56.98	132,194	1999	1999	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2022 Heated Area: 2187 HX Base Yr 2022



571 NW MCCLURG CT, WHITE SPRINGS

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		104,472
TOTAL MARKET OB/XF VALUE		24,100
TOTAL LAND VALUE - MARKET		23,688
TOTAL MARKET VALUE		152,260
SOH/AGL Deduction		23,977
ASSESSED VALUE		128,283
TOTAL EXEMPTION VALUE	HX HB	45,389
BASE TAXABLE VALUE		82,894
TOTAL JUST VALUE		152,260
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043296	Electrical Servic	0	12/03/2021
21317	M H	123	12/05/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1459/301	12/31/2021	WD	U	I	11	100
GRANTOR: STEWART DARLENE						
GRANTEE: QUINN STEPHANIE D.J						
1458/306	12/31/2021	WD	U	I	30	95,000
GRANTOR: STEWART DARLENE A						
GRANTEE: QUINN STEPHANIE D J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S27 E18 UOP= S10 E8 N10 W8$ E29 UCP= S25 E15 N25 W15$ E21 N27 W1 N13 UOP= N8 W13 S8 E13$ W27 S5 UOP= W6 S8 E6 N8$ S8 W6$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0140	CLFENCE 6	0	100	0	0	1.00	UT	5,200.00	5,200.00	50	2005	2005	3	50	2,600	
3	0296	SHED METAL	0	100	12	46	1.00	UT	0.00	0.00	100	2013	2013	3	100	4,900	
4	0296	SHED METAL	0	100	12	36	1.00	UT	0.00	0.00	100	2013	2013	3	100	3,900	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0296	SHED METAL	0	100	14	36	1.00	UT	0.00	0.00	100	2013	2013	3	100	4,500	

LAND DESCRIPTION

TOTAL OB/XF 24,100

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	0200	C	MBL HM	100			0.00	0.00	191.71	FF		1.00	1.00	0.63	100.00	63.00	12,078							
2	0200	C	MBL HM	0			0.00	0.00	100.00	FF		1.00	1.00	0.63	100.00	63.00	6,300							
3	0000	C	VAC RES	100			0.00	0.00	2.36	AC		1.00	1.00	0.25	9,000.00	2,250.00	5,310							

REVIEW DATE 04/10/2023 BY kellen Total Acres: 5.06 Total Land Value: 23,688 Market: 0 Agricultural: 0 Common: 23,688 PRINTED 05/12/2026 BY SYS

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WHITE SPRINGS, FL 32096

2026

11-2S-15-00020-003

COLUMBIA COUNTY PROPERTY

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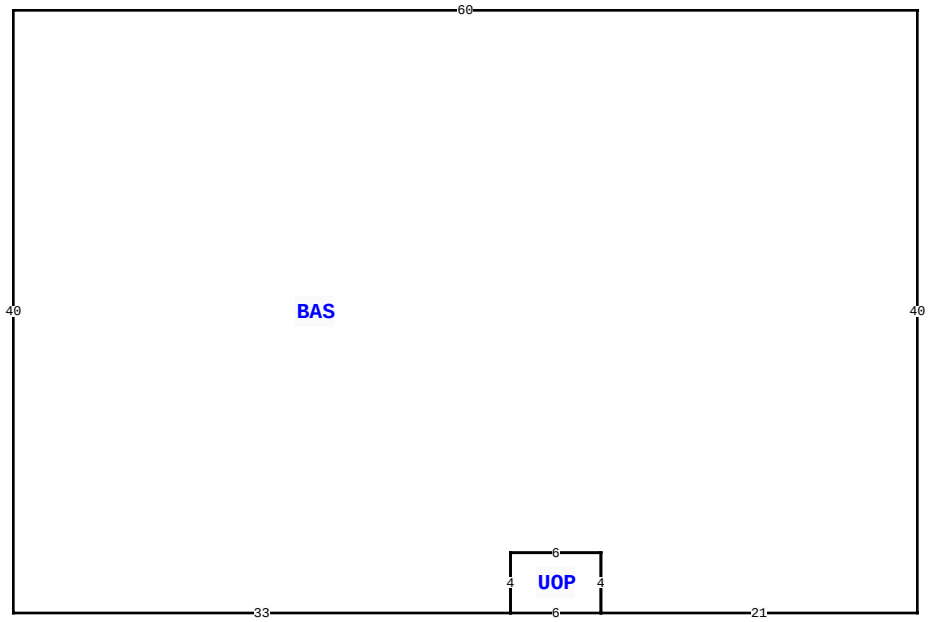
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	11215.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,376	100		2,376	51,464
UOP	24	25		6	130
TOTALS	2,400			2,382	51,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,382	85.9500	54.15	128,985	2000	2000	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2022 Heated Area: 2376 HX Base Yr 2022



571 NW MCCLURG CT, WHITE SPRINGS

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GRANTOR: STEWART DARLENE A						
GRANTEE: QUINN STEPHANIE D J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S40 E33 UOP= E6 N4 W6 S4$ N4 E6 S4 E21 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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