COMM AT SW COR OF NW1/4, RUN N 1
POB, CONT N 702.04 FT, E 429.56
OF BANK OF SUWANNEE RIVER, SW AL

HAND BRENDA ADAMS
891 NW MCCLURG CT
WHITE SPRINGS, FL 32096

2027

11-2S-15-00024-001

BUILDING CHARACTERISTICS

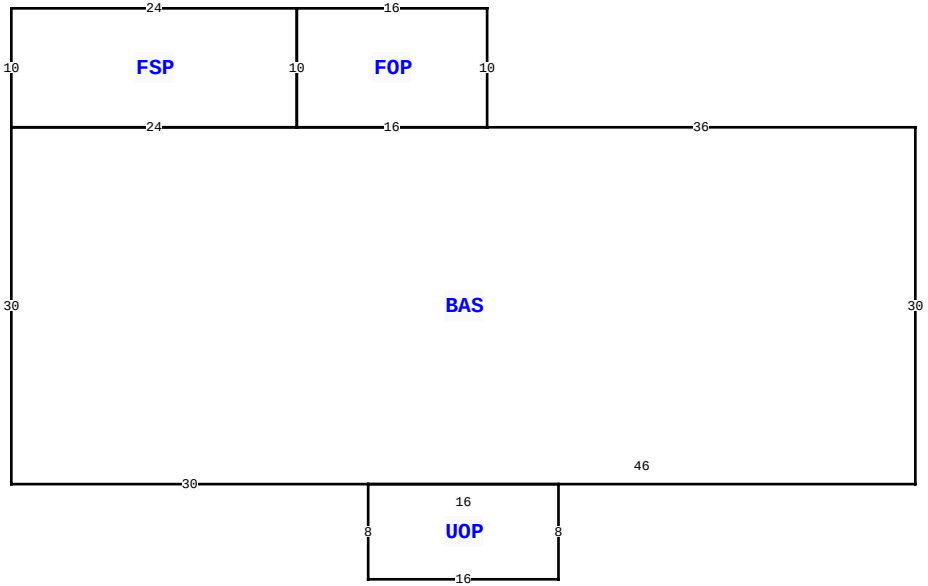
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE 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	2,280	100		2,280	135,169
FOP	160	35		56	3,320
FSP	240	40		96	5,691
UOP	128	25		32	1,897
TOTALS	2,808			2,464	146,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,464	115.9000	107.79	265,595	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2007 Heated Area: 2280 HX Base Yr 2007



891 NW MCCLURG CT, WHITE SPRINGS

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

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	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,800	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
6	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		146,077
TOTAL MARKET OB/XF VALUE		10,550
TOTAL LAND VALUE - MARKET		33,818
TOTAL MARKET VALUE		190,445
SOH/AGL Deduction		87,003
ASSESSED VALUE		103,442
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		52,031
TOTAL JUST VALUE		190,445
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,017

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1088/1607	6/30/2006	WD	Q	V	06	100

GRANTOR: ADAMS

GRANTEE: BRENDA ADAMS HAND

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 FOP= N10 W16 S10 E16$ W16 FSP= N10 W24 S10 E24$
W24S30 E30 UOP= S8 E16 N8 W16$ E46 N30$.

LAND DESCRIPTION

TOTAL OB/XF 10,550

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	0200	C	MBL HM	100		00	0.00	0.00	5.01	AC		1.00	1.00	0.75	9,000.00	6,750.00	33,818							

REVIEW DATE 04/10/2023 BY kellen Total Acres: 5.01 Total Land Value: 33,818 Market: 0 Agricultural: 0 Common: 33,818 PRINTED 11/17/2026 BY SYS