COMM SW COR, RUN E 1383.96 FT TO RD, N ALONG R/W 1195.93 FT, N 12 FOR POB, CONT N 12 DEG W 60.38 F

ADAMS ERIC B/ADAMS LINDA JEAN
574 NW MANSFIELD DRIVE
WHITE SPRINGS, FL 32096

2026

11-2S-16-01593-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

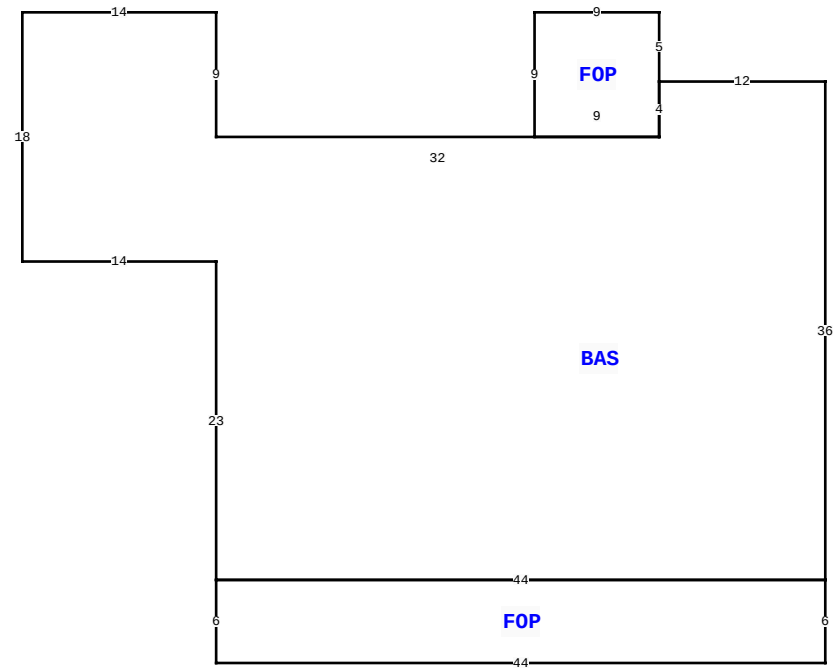
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	11216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,708	100		1,708	203,556
FOP	81	30		24	2,860
FOP	264	30		79	9,415
TOTALS	2,053			1,811	215,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,811	118.2300	132.42	239,813	2015	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2004 Heated Area: 1708 HX Base Yr 2004



574 NW MANSFIELD DR, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		215,832
TOTAL MARKET OB/XF VALUE		2,370
TOTAL LAND VALUE - MARKET		74,400
TOTAL MARKET VALUE		241,228
SOH/AGL Deduction		84,373
ASSESSED VALUE		156,855
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		105,444
TOTAL JUST VALUE		292,602
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,050

PRCL:0:8: THE DISCREPANCY.

PRMT:1:1: SHERROUSERT 5 AC PER PERMIT

XFOB:2:1: HOMES OF MERIT MH

SALE:1:1: 31.93 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33156	SFR	615	07/08/2015
15491	M H	125	05/07/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/1185	5/07/2025	LE	U	I	14	100
GRANTOR: ADAMS ERIC B						
GRANTEE: ADAMS ERIC B (ENH L						
0996/1912	9/29/2003	WD	Q	I	03	100
GRANTOR: ADAMS						
GRANTEE: CHESHIRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= N5 W9 S9 E9 N4$ S4 W32 N9 W14 S18 E14 S23 FOP= S6 E44 N6 W44$ E44 N36$.

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	100	21	26	546.00	UT	2.50	2.50	70	2003	2003	3	70	956	
2	0166	CONC,PAVMT	0	100	9	23	207.00	UT	2.00	2.00	100	2015	2015	3	100	414	
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 2,370

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		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	8,000.00	8,000.00	20,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	6.80	AC		1.00	1.00	1.00	445.00	445.00	3,026							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	6.80	AC		1.00	1.00	1.00	8,000.00	8,000.00	54,400							

REVIEW DATE 04/06/2023 BY KS Total Acres: 9.30 Total Land Value: 23,026 Market: 54,400 Agricultural: 3,026 Common: 20,000 PRINTED 06/08/2026 BY SYS