

COMM SW COR OF SEC, RUN E ALONG  
1383.96 FT TO E R/W MORRELL RD,  
1195.93 FT, CONT N 12 DEG W 201.

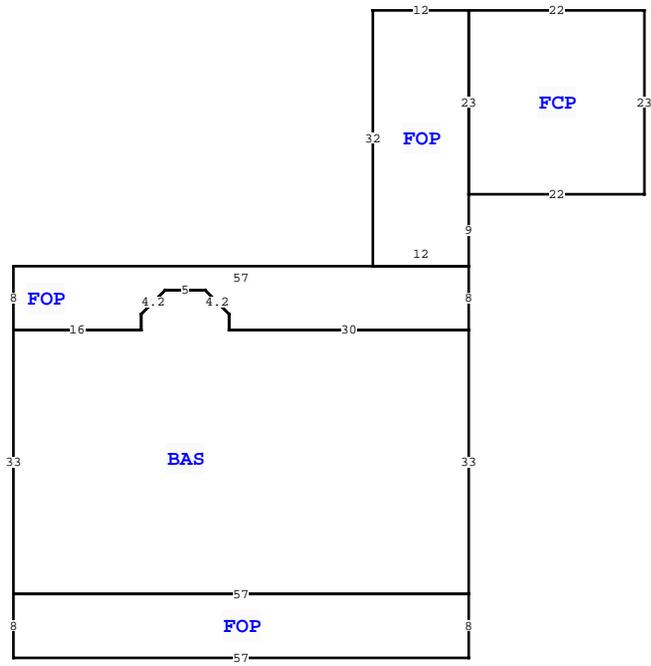
HALVORSROD CLINT CARTER/HALVORSROD TONYA DIANE  
323 NW MANSFIELD DR  
WHITE SPRINGS, FL 32096

**2026**

11-2S-16-01593-006  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	80
Interior Floor	15	HARDTILE	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	04	04	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	11216.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,927	100	
FCP	506	25	
FOP	384	30	
FOP	410	30	
FOP	456	30	
TOTALS	3,683		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,428	142.0709	159.12	386,343	2002	2015	0	0	10.00	90.00
2 SINGLE FAM 100% - 2025 Heated Area: 1927 HX Base Yr 2025											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	347,709		
TOTAL MARKET OB/XF VALUE	43,009		
TOTAL LAND VALUE - MARKET	136,785		
TOTAL MARKET VALUE	527,503		
SOH/AGL Deduction	176,509		
ASSESSED VALUE	350,994		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	299,583		
TOTAL JUST VALUE	527,503		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	520,664		
SALE:2:1: 18.75 ACRES			
XFOB:1:1: 1993 FLEETWOOD/HARBOR SPRINGS MH			
BLDG:1:1: FLEET MH			
SALE:1:1: 10.02 AC INCLUDED WITH PROPERTY ALREADY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050439	Electrical Servic	0	07/25/2024
000045911	Roof Replacement	25,200	11/15/2022
25639	SFR	501	03/22/2007
23421	POOL	150	07/27/2005
18883	SFR	321	10/26/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/1453	4/01/2024	WD	Q	I	01	759,000
GRANTOR: BARRY HAROLD L						
GRANTEE: HALVORSROD CLINT CA						
0773/0167	12/01/1992	WD	U	V	34	13,700
GRANTOR: LENVIL DICKS						
GRANTEE: HAROLD BARRY						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0030	BARN,MT	0	100	40	76	UT	11.00	11.00	60	2017
2	0280	POOL R/CON	0	100	16	32	UT	70.00	70.00	100	2005
3	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2013
4	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2013
5	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2025

TOTAL OB/XF											
43,009											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		00	0.00	0.00	1.00	AC	1.00
2	9900	C	AC NON-AG	100					23.87	AC	1.00

BUILDING NOTES						
BLD DATE						
XF DATE						
INC DATE						
LGL DATE						
LAND DATE						
AG DATE						
05/18/2026 MLU						

BUILDING DIMENSIONS											
FOP= N8 FOP= N9 FCP= E22 N23 W22 S23\$ N23 W12 S32 E12\$ W57											
S8 E16 N2 R3 U3 E5 D3 R3 S2 E30\$ BAS= W30 N2 L3 U3 W5											
D3 L3 S2 W16 S33 FOP= S8 E57 N8 W57\$ E57 N33 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		00	0.00	0.00	1.00	AC	1.00
2	9900	C	AC NON-AG	100					23.87	AC	1.00