

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.

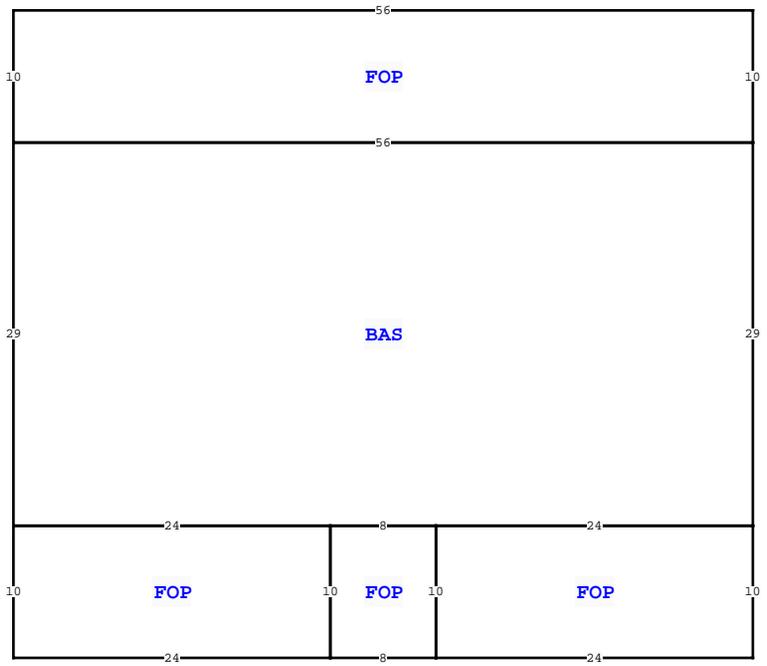
CULLUM DUSTIN R/CULLUM KRISTINA E  
345 NW MANSFIELD DR  
WHITE SPRINGS, FL 32096

**2026**

11-2S-16-01593-017  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 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	
Architectural	05	CONV 100	
Units		0 100	
Condition Adj	04	04 100	
Quality	05	05	
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	1,624	100	
FOP	80	30	
FOP	240	30	
FOP	240	30	
FOP	560	30	
TOTALS	2,744		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,960	129.7472	145.32	284,827	2007	2007	0	0	18.00	82.00
1 SINGLE FAM 100% - 2023 Heated Area: 1624 HX Base Yr 2023											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			233,558
TOTAL MARKET OB/XF VALUE			1,100
TOTAL LAND VALUE - MARKET			39,000
TOTAL MARKET VALUE			273,658
SOH/AGL Deduction			18,988
ASSESSED VALUE			254,670
TOTAL EXEMPTION VALUE	13 HX HB VX		254,670
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			273,658
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			266,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1475/2772	9/15/2022	WD	Q	I	01	310,000
GRANTOR: BARRY HAROLD V II						
GRANTEE: CULLUM DUSTIN R						
1475/2770	9/01/2022	WD	U	I	11	100
GRANTOR: BARRY HAROLD L						
GRANTEE: BARRY HAROLD V II						

EXTRA FEATURES		345 NW MANSFIELD DR, WHITE SPRINGS														
L N	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	0060	CARPOT F	0	100	18	30			1.00	UT	0.00				0.00	
2	0166	CONC, PAVMT	0	100	0	0			1.00	UT	0.00				0.00	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		05/08/2026	MLU

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W56 S29 E24 E8 E24 N29 \$
FOP=[ORIG=0,0] N10 W56 S10 E56 \$
FOP=[ORIG=-56,29] S10 E24 N10 W24 \$
FOP=[ORIG=-24,29] S10 E24 N10 W24 \$
FOP=[ORIG=-32,29] S10 E8 N10 W8 \$

LAND DESCRIPTION		TOTAL OB/XF												1,100										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		00	0.00	0.00	3.90	AC		1.00	1.00	1.00	10,000.00	10,000.00	39,000							