S1/2 OF SE1/4 OF SE1/4, EX 10 AC
428-652 & EX 2.01 AC DESC ORB 83
AC DESC ORB 1399-2064.

LAHRING JULIE ANN
1215 NW WHITE SPRINGS AVE
WHITE SPRINGS, FL 32096

2027

13-2S-15-00048-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME

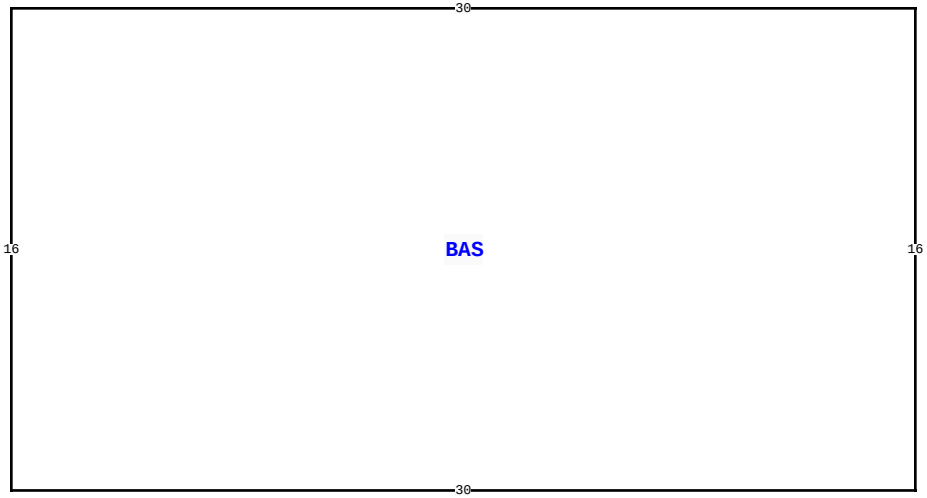
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 13215.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100		480	44,029
TOTALS	480			480	44,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	480	105.0000	100.80	48,384	2020	2020	0	0	0	9.00	91.00

2 MANUF 2 0% - 2023 Heated Area: 480 HX Base Yr 2023



1216 NW WHITE SPRINGS AVE, WHITE SPRINGS

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		177,092
TOTAL MARKET OB/XF VALUE		21,420
TOTAL LAND VALUE - MARKET		47,340
TOTAL MARKET VALUE		245,852
SOH/AGL Deduction		6,048
ASSESSED VALUE		239,804
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		188,393
TOTAL JUST VALUE		245,852
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041809	Mobile Home		04/27/2021
39350	M H	0	02/26/2020
37523	TR/TRAILER	257	12/10/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1465/2058	4/18/2022	WD	Q	I	03	268,000
GRANTOR: HINES SUSAN E						
GRANTEE: LAHRING JULIE ANN						
1465/2055	3/24/2022	WD	U	I	11	100
GRANTOR: HINES COLTEN WALKER A						
GRANTEE: HINES SUSAN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S16 E30 N16$.

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	0294	SHED WOOD/	0	100	12	24	288.00	UT	15.00	15.00	100	0	0	3	100	4,320	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	2,600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	100	6	16	1.00	UT	0.00	0.00	100	2020	2020	3	100	500	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	9910	RV SITE/RE	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	2021	2020		100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 21,420

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	5.26	AC		1.00	1.00	1.00	9,000.00	9,000.00	47,340							

REVIEW DATE 10/12/2022 BY JB Total Acres: 5.26 Total Land Value: 47,340 Market: 0 Agricultural: 0 Common: 47,340 PRINTED 11/16/2026 BY SYS

S1/2 OF SE1/4 OF SE1/4, EX 10 AC
428-652 & EX 2.01 AC DESC ORB 83
AC DESC ORB 1399-2064.

LAHRING JULIE ANN
1215 NW WHITE SPRINGS AVE
WHITE SPRINGS, FL 32096

2027

13-2S-15-00048-004

BUILDING CHARACTERISTICS

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Roof Cover	03	COMP SHNGL 100
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Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME

MAP NUM | MKT AREA 03

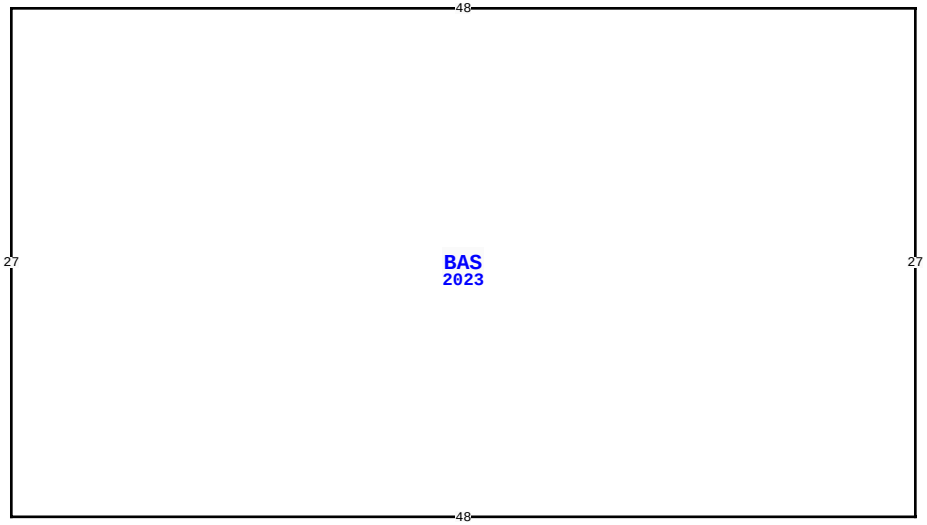
NEIGHBORHOOD/LOC 13215.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2023	1,296	133,063
TOTALS	1,296			1,296	133,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,296	115.0000	110.40	143,078	2021	2021	0	0	0	7.00	93.00

3 MANUF 2 100% - 2023 Heated Area: 1296 HX Base Yr 2023



1216 NW WHITE SPRINGS AVE, WHITE SPRINGS

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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1465/2055	3/24/2022	WD	U	I	11	100
GRANTOR: HINES COLTEN WALKER A						
GRANTEE: HINES SUSAN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;DPR_YEAR=2021;ORIG=90,20] W48 S27 E48 N27 $
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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

REVIEW DATE 10/12/2022 BY JB Total Acres: 5.26 Total Land Value: 47,340 Market: 0 Agricultural: 0 Common: 47,340 PRINTED 11/16/2026 BY SYS