COMM NW COR OF NE1/4 OF SE1/4, S
574.28 FT FOR POB, N 227.06 FT,
R/W OF NW WHITE SPRINGS AVE, S 7

FREEMAN KATHRYN C/FREEMAN GEORGE
PO BOX 11
WHITE SPRINGS, FL 32096

2027

13-2S-15-00050-004

BUILDING CHARACTERISTICS

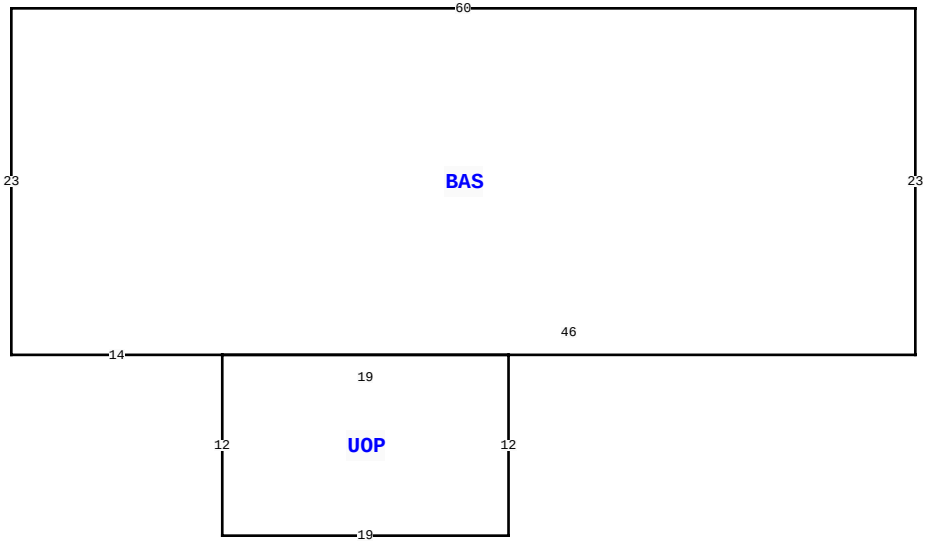
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	0102	SFRES/MOBILE 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	1,380	100		1,380	23,074
UOP	228	25		57	953
TOTALS	1,608			1,437	24,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,437	69.6600	41.80	60,067	1991	1991	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2024 Heated Area: 1380 HX Base Yr 2024



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	03/16/2023 SPF

1512 NW WHITE SPRINGS AVE, WHITE SPRINGS

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		38,688
TOTAL MARKET OB/XF VALUE		4,200
TOTAL LAND VALUE - MARKET		89,550
TOTAL MARKET VALUE		132,438
SOH/AGL Deduction		25,192
ASSESSED VALUE		107,246
TOTAL EXEMPTION VALUE	HX HB SX	85,085
BASE TAXABLE VALUE		22,161
TOTAL JUST VALUE		132,438
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048170	Electrical Servic	0	09/18/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/2153	5/16/2023	QC	U	I	11	100
GRANTOR: FREEMAN KATHRYN S						
GRANTEE: FREEMAN KATHRYN C						
1304/1612	11/04/2015	LE	U	I	14	100
GRANTOR: ETHEL CONNER (AS TO A						
GRANTEE: KATHRYN S FREEMAN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S23 E14 UOP= S12 E19 N12 W19$ E46 N23$.

LAND DESCRIPTION

TOTAL OB/XF 4,200

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					10.94	AC		1.00	1.00	1.00	7,500.00	7,500.00	82,050							
2	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 11.94 Total Land Value: 89,550 Market: 0 Agricultural: 0 Common: 89,550 PRINTED 11/17/2026 BY SYS

COMM NW COR OF NE1/4 OF SE1/4, S
574.28 FT FOR POB, N 227.06 FT,
R/W OF NW WHITE SPRINGS AVE, S 7

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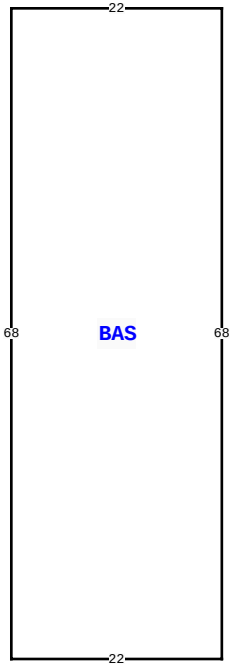
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 90
Exterior Wall	01	MINIMUM 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0102	SFRES/MOBILE 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	1,496	100		1,496	14,661
TOTALS	1,496			1,496	14,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,496	44.5500	49.00	73,304	1955	1955	0	0	50	35.00	20.00

2 SINGLE FAM 0% - 2024 Heated Area: 1496 HX Base Yr 2024



1512 NW WHITE SPRINGS AVE, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	03/16/2023 SPF

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

COLUMBIA COUNTY PROPERTY

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1304/1612	11/04/2015	LE	U	I	14	100
GRANTOR: ETHEL CONNER (AS TO A						
GRANTEE: KATHRYN S FREEMAN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S68 E22 N68 $.

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 12/02/2024 BY SYS Total Acres: 11.94 Total Land Value: 89,550 Market: 0 Agricultural: 0 Common: 89,550 PRINTED 11/17/2026 BY SYS