

ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	31	VINYL	SID	100		
Exterior Wall	00	N/A		0		
Roof Structure	03	GABLE/HIP		100		
Roof Cover	03	COMP	SHNGL	100		
Interior Wall	05	DRYWALL		100		
Interior Floor	08	SHT	VINYL	50		
Interior Floor	14	CARPET		50		
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	0100	SINGLE FAMILY				
MAP NUM		MKT AREA			03	
NEIGHBORHOOD/LOC	13216.00		1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	1,984	100	2026	1,984	218,464	
TOTALS	1,984			1,984	218,464	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3	MANUF	2	100%	-	2026						
				Heated Area:	1984			HX Base Yr	2005		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group:	3	Tax Dist:	
BUILDING MARKET VALUE			218,464
TOTAL MARKET OB/XF VALUE			12,900
TOTAL LAND VALUE - MARKET			66,105
TOTAL MARKET VALUE			297,469
SOH/AGL Deduction			29,143
ASSESSED VALUE			268,326
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			216,915
TOTAL JUST VALUE			297,469
NCON VALUE			225,464
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			88,052
SALE:2:1:	10.17 ACRES		
SALE:1:1:	10.17 AC		
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053901	Mobile Home		08/25/2025
000053757	Right-of-Way Acce		08/02/2025
000052005	Electrical Servic	0	01/07/2025
000045476	Mobile Home		09/16/2022
21797	M H	357	04/27/2004
19108	PUMP/UTPOL	30	01/09/2002
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
0868/0999	10/30/1998	WD Q	V
GRANTOR: D BLAIR			SALE PRICE
GRANTEE: HARDY			23,000
0814/1515	11/28/1995	WD Q	V 03
GRANTOR: HUBERT F BLAIR			0
GRANTEE: DORIS C BLAIR			

EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS
1	0040	BARN,POLE	0	100	0	0
2	0120	CLFENCE 4	0	100	0	0
3	0294	SHED WOOD/	0	100	0	0
4	0070	CARPORT UF	0	100	0	0
5	9947	Septic	0	100	0	0
6	9945	Well/Sept	0	100	0	0

TOTAL OB/XF																
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE											
						04/11/2025	MLU									
263 NW CRAWFORD CT, 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	0040	BARN,POLE	0	100	0	0			0.00	100	2008	2008	3	100	100	
2	0120	CLFENCE 4	0	100	0	0			0.00	100	2013	2013	3	100	200	
3	0294	SHED WOOD/	0	100	0	0			0.00	100	2013	2013	3	100	800	
4	0070	CARPORT UF	0	100	0	0			0.00	100	2013	2013	3	100	1,800	
5	9947	Septic	0	100	0	0			3,000.00	100	2023	2022		100	3,000	
6	9945	Well/Sept	0	100	0	0			7,000.00	100	2026	2025		100	7,000	

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	2.00	AC	1.00
2	9900	C	AC NON-AG	100		00	0.00	0.00	8.17	AC	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	6,500.00	6,500.00	13,000							
1.00	6,500.00	6,500.00	53,105							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2026;ORIG=15,8] E64 S31 W64 N31 \$											