COMM INTERS N R/W SR-246 & E LIN
OF SEC 13, RUN NW'LY ALONG N CR-
2710.18 FT TO W LINE OF SEC, N A

HARDY DANIEL C/HARDY DONNA KAY
269 NW CRAWFORD CT
WHITE SPRINGS, FL 32096

2027

13-2S-16-01603-103

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	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

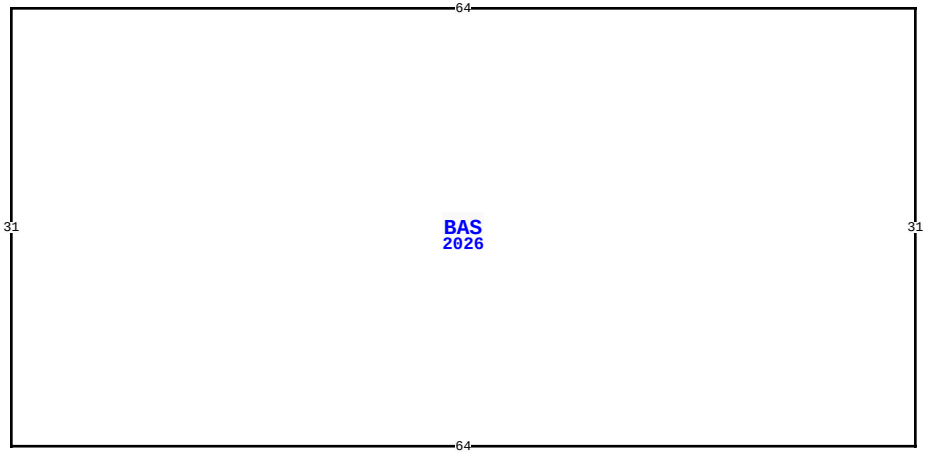
NEIGHBORHOOD/LOC 13216.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	2026	1,984	211,853
TOTALS	1,984			1,984	211,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,984	113.5000	108.96	216,177	2026	2026	0	0	0	2.00	98.00

3 MANUF 2 100% - 2026 Heated Area: 1984 HX Base Yr 2005



263 NW CRAWFORD CT, WHITE SPRINGS

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/12/2026 MLU
INC DATE | AG DATE

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,800	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	16,000.00	16,000.00	100	2026	2025		100	16,000	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		211,853
TOTAL MARKET OB/XF VALUE		28,900
TOTAL LAND VALUE - MARKET		81,360
TOTAL MARKET VALUE		322,113
SOH/AGL Deduction		33,784
ASSESSED VALUE		288,329
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		236,918
TOTAL JUST VALUE		322,113
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,329

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 / U	V / I	RSN CD	SALE PRICE
0868/0999	10/30/1998	WD	Q	V		23,000
GRANTOR: D BLAIR						
GRANTEE: HARDY						
0814/1515	11/28/1995	WD	Q	V	03	0
GRANTOR: HUBERT F BLAIR						
GRANTEE: DORIS C BLAIR						

BUILDING NOTES

BUILDING DIMENSIONS

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

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LAND DESCRIPTION

TOTAL OB/XF 28,900

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	0100	C	SFR	100		00	0.00	0.00	2.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	16,000							
2	9900	C	AC NON-AG	100		00	0.00	0.00	8.17	AC		1.00	1.00	1.00	8,000.00	8,000.00	65,360							

REVIEW DATE 01/05/2026 BY justin Total Acres: 10.17 Total Land Value: 81,360 Market: 0 Agricultural: 0 Common: 81,360 PRINTED 11/17/2026 BY SYS