COMM NW COR OF NE1/4, RUN E 130.
POB, CONT E 435.33 FT TO C/L OF
CREEK, MEANDER ALONG C/L OF CREE

MADISON RANDALL L/RUSSELL MELISSA H
479 NW FROG HOLLOW WAY
WHITE SPRINGS, FL 32096

2027

13-2S-16-01603-131

BUILDING CHARACTERISTICS

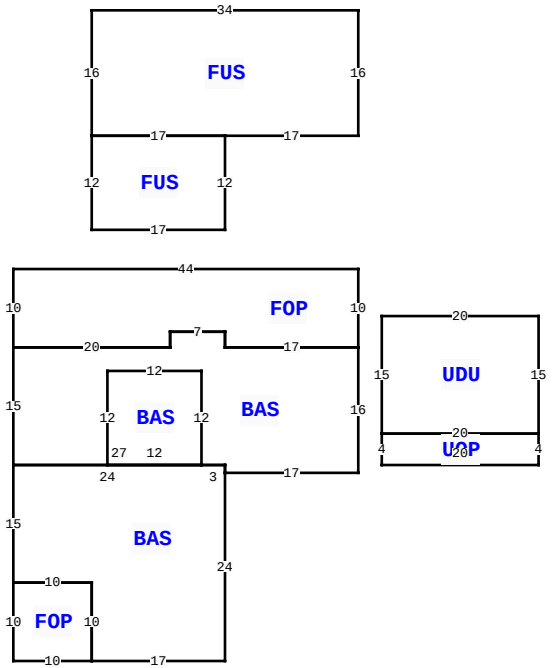
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	144	100		144	12,548
BAS	575	100		575	50,102
BAS	691	100		691	60,209
FOP	100	30		30	2,614
FOP	426	30		128	11,153
FUS	204	100		204	17,776
FUS	544	100		544	47,401
UDU	300	55		165	14,377
UOP	80	20		16	1,394
TOTALS	3,064			2,497	217,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,497	104.2272	114.65	286,281	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2016 Heated Area: 2158 HX Base Yr 2016



479 NW FROG HOLLOW WAY, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
INC DATE		AG DATE	07/28/2022 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
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0040	BARN,POLE	0	100	32	40	1,280.00	UT	3.00	3.00	100	2008	2008	3	100	3,840	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		217,574
TOTAL MARKET OB/XF VALUE		7,840
TOTAL LAND VALUE - MARKET		137,520
TOTAL MARKET VALUE		258,310
SOH/AGL Deduction		143,375
ASSESSED VALUE		114,935
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		58,524
TOTAL JUST VALUE		362,934
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,881

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25778	ADDN SFR	412	05/07/2007
14161	SFR	140	06/18/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1578/1620	9/22/2026	LE	U	I	14	100
GRANTOR: MADISON RANDALL L (EN						
GRANTEE: MADISON RANDALL AND						
0949/0039	2/25/2002	WD	Q	I		40,000
GRANTOR: LENVIL H DICKS						
GRANTEE: RANDALL & MELISSA R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 BAS= N12 W12 S12 E12$ W24 S15 FOP= S10 E10 N10 W10$ E10 S10 E17 N24 BAS= E17 N16 FOP= N10 W44 S10 E20 N2 E7 S2 E17$ W17 N2 W7 S2 W20 S15 E27 S1$ N1$ PTR= N30 FUS= N12 FUS= E17 N16 W34 S16 E17$ W17 S12 E17$ S30 PTR= E40 UOP= N4 UDU= N15 W20 S15 E20$ W20 S4 E20$ W40$.

LAND DESCRIPTION

TOTAL OB/XF 7,840

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	5.50	AC		1.00	1.00	0.90	4,000.00	3,600.00	19,800							
2	5500	A	TIMBER 2	0		00	0.00	0.00	32.70	AC		1.00	1.00	0.90	445.00	400.50	13,096							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	32.70	AC		1.00	1.00	0.90	4,000.00	3,600.00	117,720							

REVIEW DATE 04/20/2023 BY kellen Total Acres: 38.20 Total Land Value: 32,896 Market: 117,720 Agricultural: 13,096 Common: 19,800 PRINTED 11/17/2026 BY SYS