

COMM SE COR OF NW1/4 OF NE1/4, R  
217.80 FT, N 701.69 FT FOR POB,  
407.06 FT TO E R/W MARILYN LANE,

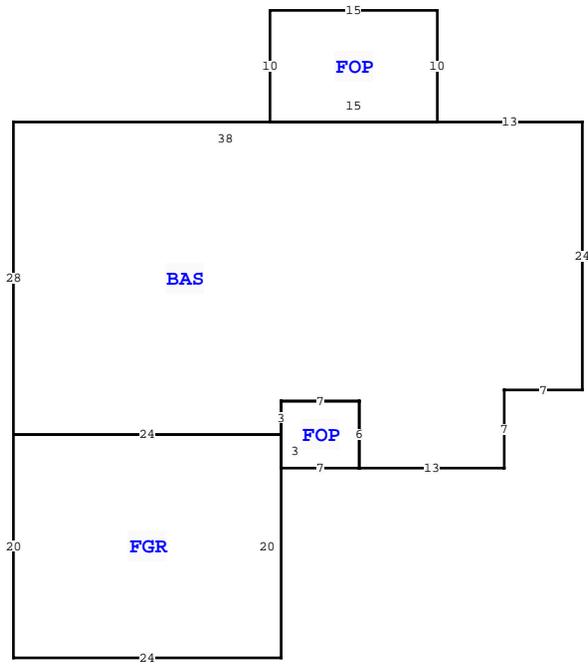
WALLACE WILLIAM R/WALLACE BEVERLY A  
557 NW BISON CT  
WHITE SPRINGS, FL 32096

**2026**

14-2S-16-01608-013  


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 Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,740	117.0477	131.09	228,097	2010	2010	0	0	15.00	85.00		
2 SINGLE FAM 100% - 2011 Heated Area: 1418 HX Base Yr 2011													



Quality	06	06			
DOR CODE	5000 IMPROVED AG				
MAP NUM	MKT AREA	03			
NEIGHBORHOOD/LOC	14216.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,418	100		1,418	158,003
FGR	480	55		264	29,417
FOP	42	30		13	1,448
FOP	150	30		45	5,014
TOTALS	2,090			1,740	193,882

557 NW BISON CT, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025
INC DATE		AG DATE	MLU

EXTRA FEATURES																
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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2010	2010	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	1,637.00	UT	2.25	2.25	100	2009	2009	3	100	3,683	
3	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	
4	0070	CARPORT UF	0	100	0	1.00	UT	0.00	0.00	100	2023	2022		100	1,800	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			193,882	
TOTAL MARKET OB/XF VALUE			8,983	
TOTAL LAND VALUE - MARKET			49,350	
TOTAL MARKET VALUE			211,279	
SOH/AGL Deduction			67,796	
ASSESSED VALUE			143,483	
TOTAL EXEMPTION VALUE	HX HB 13		143,483	
BASE TAXABLE VALUE			0	
TOTAL JUST VALUE			252,215	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			254,496	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28296	SFR	651	12/28/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0954/0768	5/24/2002	WD	Q	I	01	119,900
GRANTOR: H LEBLANC III						
GRANTEE: WILLIAM R & BEVERLY						
0954/0766	5/24/2002	WD	Q	I	01	100
GRANTOR: L DICKS						
GRANTEE: H LEBLANC III						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W13 FOP= N10 W15 S10 E15\$ W38 S28 FGR= S20 E24 N20 W24\$ E24 FOP= S3 E7 N6 W7 S3\$ N3 E7 S6 E13 N7 E7 N24\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	5.05	AC		1.00	1.00	1.00	280.00	280.00	1,414							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	6.05	AC		1.00	1.00	1.00	7,000.00	7,000.00	42,350							