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

2027

14-2S-16-01608-013

BUILDING CHARACTERISTICS

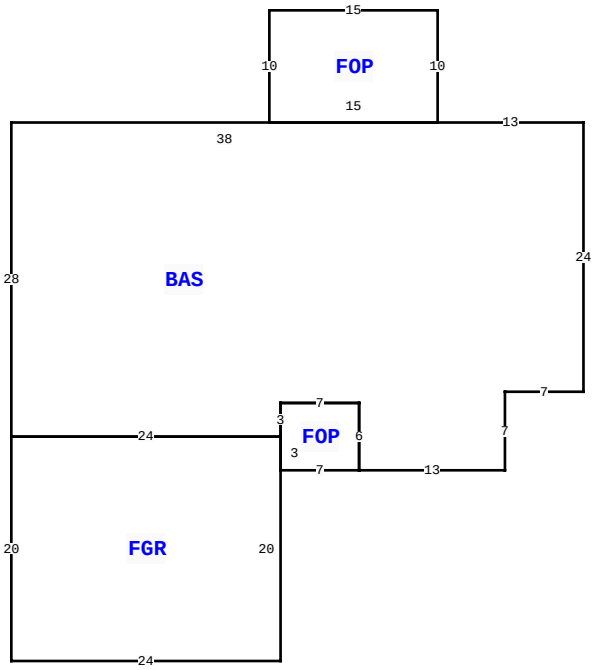
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	155,183
FGR	480	55		264	28,892
FOP	42	30		13	1,423
FOP	150	30		45	4,925
TOTALS	2,090			1,740	190,421

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	128.75	224,025	2010	2010	0	0	0	15.00	85.00

2 SINGLE FAM 100% - 2011 Heated Area: 1418 HX Base Yr 2011



557 NW BISON CT, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2010	2010	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,637.00	UT	2.25	2.25	100	2009	2009	3	100	3,683	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	190,421
TOTAL MARKET OB/XF VALUE	8,983
TOTAL LAND VALUE - MARKET	63,450
TOTAL MARKET VALUE	209,818
SOH/AGL Deduction	62,073
ASSESSED VALUE	147,745
TOTAL EXEMPTION VALUE	HX HB 13 147,745
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	262,854
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	266,315

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 8,983

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	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
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	9,000.00	9,000.00	54,450							

REVIEW DATE 04/19/2023 BY kellen Total Acres: 6.05 Total Land Value: 10,414 Market: 54,450 Agricultural: 1,414 Common: 9,000 PRINTED 11/17/2026 BY SYS