LOT 2 BISON ESTATES.
WD 1552-1359,

THOBER NILSON/THOBER ELOA P
190 NW BISON CT
WHITE SPRINGS, FL 32096

2026

14-2S-16-01608-102

BUILDING CHARACTERISTICS

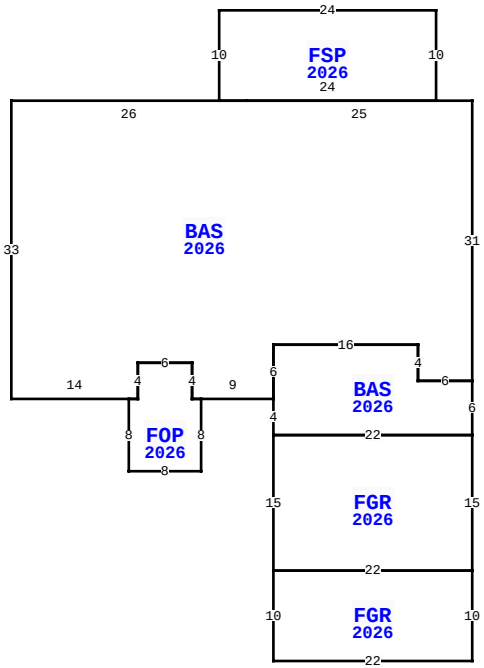
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	14216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	196	100	2026	196	18,620
BAS	1,551	100	2026	1,551	147,349
FGR	220	55	2026	121	11,495
FGR	330	55	2026	182	17,290
FOP	88	30	2026	26	2,470
FSP	240	40	2026	96	9,120
TOTALS	2,625			2,172	206,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,172	124.7400	139.71	303,450	1993	1993	0	0	0	32.00	68.00

1 SINGLE FAM 100% - 2026 Heated Area: 1747 HX Base Yr 2026



190 NW BISON CT, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2023 MLU
INC DATE		AG DATE	03/16/2023 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		206,346
TOTAL MARKET OB/XF VALUE		13,500
TOTAL LAND VALUE - MARKET		54,852
TOTAL MARKET VALUE		274,698
SOH/AGL Deduction		119,549
ASSESSED VALUE		155,149
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		103,738
TOTAL JUST VALUE		274,698
NCON VALUE		212,946
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1552/1359	10/15/2025	WD	Q	I	01	380,000
GRANTOR: 2911 PROPERTIES, LLC						
GRANTEE: THOBER NILSON						
1538/1828	4/24/2025	WD	Q	I	01	475,000
GRANTOR: PRESTON AMANDA KRISTI						
GRANTEE: 2911 PROPERTIES, LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=34,16] W25 W26 S33 E14 N4 E6 S4 E9 N6 E16 S4 E6 N31 $
FGR=[YR=2026;ORIG=12,53] E22 S15 W22 N15 $
FSP=[YR=2026;ORIG=6,6] E24 S10 W24 N10 $
FGR=[YR=2026;ORIG=12,68] E22 S10 W22 N10 $
BAS=[YR=2026;ORIG=28,43] W16 S6 S4 E22 N6 W6 N4 $
FOP=[YR=2026;ORIG=3,49] N4 W6 S4 W1 S8 E8 N8 W1 $
.

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	0030	BARN,MT	0	100	0	0	1.00	UT	6,600.00	6,600.00	100	2026	2025		100	6,600	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

LAND DESCRIPTION

TOTAL OB/XF 13,500

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					6.53	AC		1.00	1.00	1.20	7,000.00	8,400.00	54,852							

REVIEW DATE 01/22/2026 BY TP Total Acres: 6.53 Total Land Value: 54,852 Market: 0 Agricultural: 0 Common: 54,852 PRINTED 03/24/2026 BY SYS