LOT 3 BISON ESTATES.

WD 1560-2075

CHANDLER JENNIFER MARIE/CHANDLER KIMBERLY CHRISTIN
154 NW BISON CT
WHITE SPRINGS, FL 32096

**2027**

**14-2S-16-01608-103**

## 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 | 0200 | MOBILE HOME |

MAP NUM | MKT AREA 03

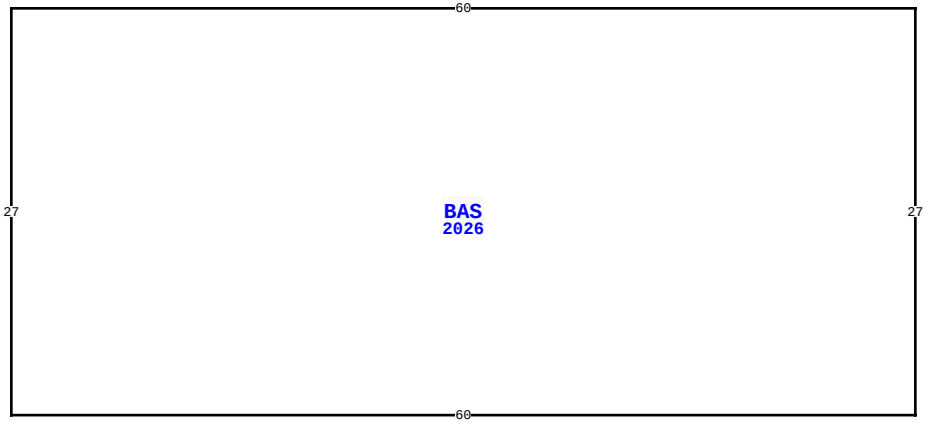
NEIGHBORHOOD/LOC 14216.01 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,620 | 100 | 2026 | 1,620 | 172,985 |
| TOTALS | 1,620 | | | 1,620 | 172,985 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0202 | 02 | 1,620 | 113.5000 | 108.96 | 176,515 | 2026 | 2026 | 0 | 0 | 0 | 2.00 | 98.00 |

1 MANUF 2 0% - 2026 Heated Area: 1620 HX Base Yr




154 NW BISON CT, WHITE SPRINGS

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/11/2026 MLU |
| INC DATE | | AG DATE | 03/16/2023 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 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | 2026 | 2025 | | 100 | 7,000 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 600.00 | 600.00 | 100 | 2026 | 2025 | | 100 | 600 | |
| 3 | 0262 | PRCH,FOP | 0 | 0 | 0 | 0 | 1.00 | UT | 800.00 | 800.00 | 100 | 2026 | 2025 | | 100 | 800 | |
| 4 | 0262 | PRCH,FOP | 0 | 0 | 0 | 0 | 1.00 | UT | 400.00 | 400.00 | 100 | 2026 | 2025 | | 100 | 400 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 172,985 |
| TOTAL MARKET OB/XF VALUE | 8,800 |
| TOTAL LAND VALUE - MARKET | 45,000 |
| TOTAL MARKET VALUE | 226,785 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 226,785 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 226,785 |
| TOTAL JUST VALUE | 226,785 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 228,595 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000055915 | New Residential C | 160,500 | 06/18/2026 |
| 000054398 | Mobile Home | | 11/04/2025 |
| 000054319 | Right-of-Way Acce | | 10/24/2025 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q/U | V/I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1560/2075 | 2/13/2026 | WD | Q | I | 01 | 276,000 |
| GRANTOR: 2911 PROPERTIES, LLC | | | | | | |
| GRANTEE: CHANDLER JENNIFER M | | | | | | |
| 1538/1828 | 4/24/2025 | WD | Q | I | 04 | 475,000 |
| GRANTOR: PRESTON AMANDA KRISTI | | | | | | |
| GRANTEE: 2911 PROPERTIES, LL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=-61,-15] E60 S27 W60 N27 $

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## LAND DESCRIPTION

TOTAL OB/XF 8,800

| 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 | 0200 | C | MBL HM | 0 | | | | | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 45,000 | | | | | | | |

REVIEW DATE 05/29/2026 BY TP Total Acres: 5.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2026 BY SYS