COMM SE COR OF NW1/4 OF NE1/4, R
217.80 FT, N 167.60 FT, FOR POB,
407.06 FT TO E R/W OF BISON CT,

RUIS MARY MORGAN
302 SW BURNETTE LN
LAKE CITY, FL 32024

2027

14-2S-16-01608-114

BUILDING CHARACTERISTICS

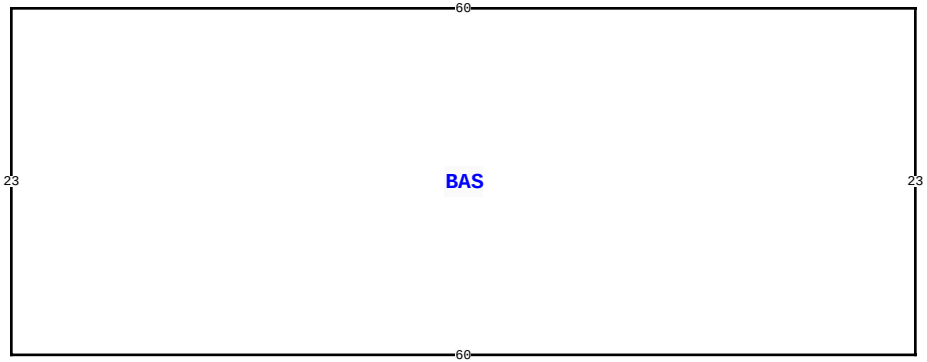
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
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	1,380	100		1,380	35,444
TOTALS	1,380			1,380	35,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,380	107.0100	64.21	88,610	1979	1979	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 1380 HX Base Yr



453 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	35,444
TOTAL MARKET OB/XF VALUE	9,300
TOTAL LAND VALUE - MARKET	45,090
TOTAL MARKET VALUE	89,834
SOH/AGL Deduction	13,957
ASSESSED VALUE	75,877
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,877
TOTAL JUST VALUE	89,834
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,834

BLDG:1:1: FIESTA MH:ASSESSED ORB 799-1413:ID#FDGA2

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29281	M H	537	03/30/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1390/2721	8/12/2019	WD	U	I	11	100
GRANTOR: APRIL RUIS						
GRANTEE: MARY MORGAN RUIS						
1195/2497	6/01/2010	WD	U	V	40	44,900
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: APRIL RUIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S23 E60 N23$.

LAND DESCRIPTION

TOTAL OB/XF 9,300

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		00	0.00	0.00	5.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,090							

REVIEW DATE 04/19/2023 BY kellen Total Acres: 5.01 Total Land Value: 45,090 Market: 0 Agricultural: 0 Common: 45,090 PRINTED 11/17/2026 BY SYS