

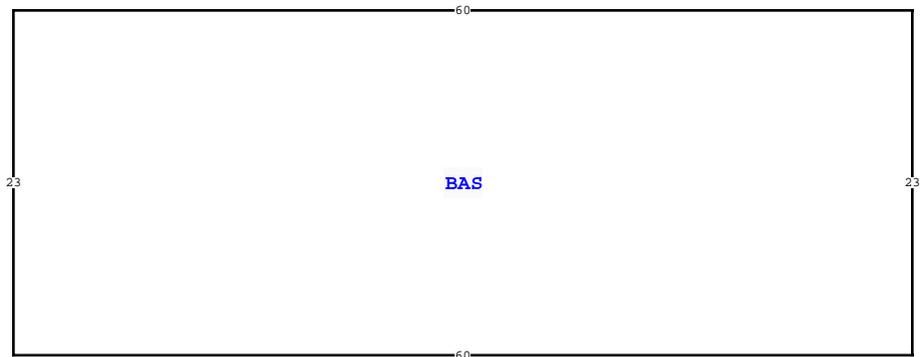
COMM SE COR OF NW1/4 OF NE1/4, R
217.80 FT, N 167.60 FT, FOR POB,
407.06 FT TO E R/W OF BISON CT,

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

2026

14-2S-16-01608-114


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	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 Units	01	CONV 100 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
BAS	1,380	100	
TOTALS	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	60.00	40.00													
2 MOBILE HME 0% - 0 Heated Area: 1380 HX Base Yr																								
																								
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/11/2026</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/11/2026	MLU
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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		20,855	
ASSESSED VALUE		68,979	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		68,979	
TOTAL JUST VALUE		89,834	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		79,814	
BLDGB: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						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00
4	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00

TOTAL OB/XF												
9,300												
453 NW BISON CT, WHITE SPRINGS												

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W60 S23 E60 N23\$.									

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	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							