

BEG SE COR OF NW1/4 OF NE1/4, RU
 FT, W 627.27 FT TO E R/W MARILYN
 ALONG R/W APPROX 744.19 FT, E AP

RUIS JAMES B
 359 NW BISON CT
 WHITE SPRINGS, FL 32096

2026

14-2S-16-01608-120



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	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		2	100
Stories	1.	1.	100
Architctual Units	01	CONV	100
		0	100
Quality	05	05	
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	384	100	
BAS	924	100	
UEP	128	70	
UOP	400	25	
TOTALS	1,836		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2008	70.14	105,070	1996	1996	0	0	60.00	40.00

Heated Area: 1308 HX Base Yr 2008

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			42,028
TOTAL MARKET OB/XF VALUE			26,869
TOTAL LAND VALUE - MARKET			45,090
TOTAL MARKET VALUE			113,987
SOH/AGL Deduction			39,108
ASSESSED VALUE			74,879
TOTAL EXEMPTION VALUE	HX HB	49,879	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			113,987
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			103,967
PRMT:2:1: RUIS, JAMES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22976	M H	250	04/01/2005
18234	M H	125	05/02/2001
17962	M H	125	02/09/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1384/1863	5/15/2019	WD	U	I	11	100
GRANTOR: JENNIFER L MORGAN						
GRANTEE: JAMES B RUIS						
1127/1900	7/15/2007	WD	Q	V	03	27,600
GRANTOR: SUBRANDY LTD PARTNERS						
GRANTEE: JAMES B & JENNIFER						

EXTRA FEATURES																
L N	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	0070	CARPOT UF	0	100	18	20	360.00	UT	2.50	100	2007	2007	3	100	900	
2	0296	SHED METAL	0	100	24	32	768.00	UT	11.00	60	2008	2008	3	60	5,069	
3	9945	Well/Sept	0	100	0	0	2.00	UT	7,000.00	100			3	100	14,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2018	2018	3	100	1,200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2018	2018	3	100	1,200	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2018	2018	3	100	500	
7	0070	CARPOT UF	0	100	0	0	1.00	UT	0.00	100	2023	2022		100	2,500	
8	0214	GRN HOUSE	0	100	0	0	1.00	UT	0.00	100	2023	2022		100	1,500	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/11/2026	MLU

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[ORIG=0,0] W30 W36 S14 E46 E4 E16 N14 \$														
BAS=[ORIG=-30,0] N12 W32 S12 E32 \$														
UEP=[ORIG=-16,14] S8 E16 N8 W16 \$														
UOP=[ORIG=-66,14] S8 E50 N8 W50 \$														

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	100			0.00	0.00	5.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,090							