(AKA PART OF LOT 14 NATURE CONSE
COMM AT SE COR OF NW1/4 OF NE1/4

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

**2027**

**14-2S-16-01608-122**

## BUILDING CHARACTERISTICS

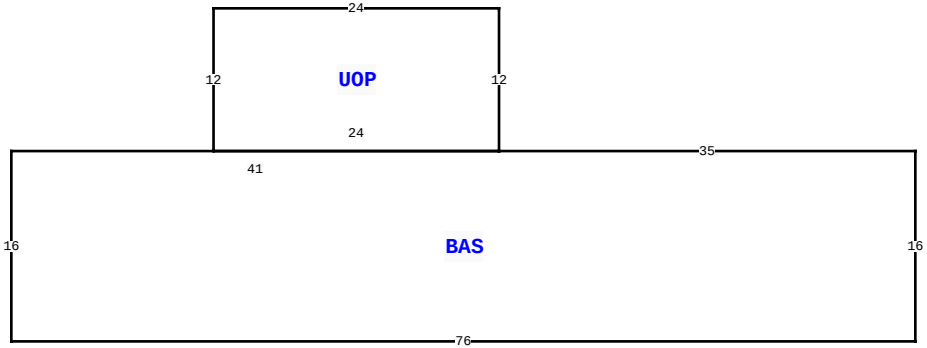
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,216 | 100 | | 1,216 | 72,090 |
| UOP | 288 | 25 | | 72 | 4,269 |
| TOTALS | 1,504 | | | 1,288 | 76,359 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,288 | 115.9000 | 107.79 | 138,834 | 1996 | 1996 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 0% - 2021 Heated Area: 1216 HX Base Yr




253 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 | 12 | 24 | 288.00 | UT | 12.00 | 12.00 | 100 | 2008 | 2008 | 3 | 100 | 3,456 | |
| 2 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2009 | 2009 | 3 | 100 | 1,200 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0252 | LEAN-TO W/ | 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 | 76,359 |
| TOTAL MARKET OB/XF VALUE | 12,056 |
| TOTAL LAND VALUE - MARKET | 45,000 |
| TOTAL MARKET VALUE | 133,415 |
| SOH/AGL Deduction | 13,676 |
| ASSESSED VALUE | 119,739 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 119,739 |
| TOTAL JUST VALUE | 133,415 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 134,236 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 27835 | M H | 441 | 05/27/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1402/2625 | 1/09/2020 | WD | U | I | 37 | 55,000 |
| GRANTOR: STEVEN HAYWARD NAIL | | | | | | |
| GRANTEE: JAMES B RUIS | | | | | | |
| 1402/2622 | 1/07/2020 | QC | U | I | 11 | 100 |
| GRANTOR: ANDREW J DICKS | | | | | | |
| GRANTEE: STEVEN HAYWARD NAIL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W35 UOP= N12 W24 S12 E24$ W41 S16 E76 N16$.

## LAND DESCRIPTION

TOTAL OB/XF 12,056

| 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 | | | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 45,000 | | | | | | | |

REVIEW DATE 04/19/2023 BY kellen Total Acres: 5.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2026 BY SYS