

COMM NW COR, RUN E 2763.80 FT, S
 FT FOR POB, RUN E 521.63 FT TO W
 BISON CT, (FKA MARILYN LN) S ALO

NELSON BILLY JOE
 478 NW BISON CT
 WHITE SPRINGS, FL 32096

2026

14-2S-16-01608-412

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	01	GABLE/HIP	100
Roof Cover	01	MINIMUM	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		2	100
Stories	1.	1.	100
Architctual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	04	04	
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	924	100	
TOTALS	924		19,570

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% - 2004																					
				Heated Area: 924			HX Base Yr 2004																
<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>05/08/2026</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/08/2026	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		19,570	
TOTAL MARKET OB/XF VALUE		8,788	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		53,358	
SOH/AGL Deduction		22,199	
ASSESSED VALUE		31,159	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		6,159	
TOTAL JUST VALUE		53,358	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		47,108	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20541	M H	125	03/21/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0978/0371	3/20/2003	WD	Q	V	01	100
GRANTOR: SHARRON PETTEY (CORRE)						
GRANTEE: BILLY JOE NELSON						
0978/0115	3/17/2003	WD	Q	V		13,000
GRANTOR: SHARRON PETTEY						
GRANTEE: BILLY JOE NELSON						

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	CARPORT UF	0	100	18	20	360.00	UT	3.00	70	2001	2001	3	70	756	
2	0296	SHED METAL	0	100	10	16	160.00	UT	5.00	70	2001	2001	3	70	560	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	6	10	60.00	UT	2.00	60	2001	2001	3	60	72	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2008	2008	3	100	300	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2008	2008	3	100	50	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	50	

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		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	10,000.00	10,000.00	25,000							

BUILDING NOTES											
478 NW BISON CT, WHITE SPRINGS											

BUILDING DIMENSIONS											
BAS= W66 S14 E66 N14\$.											