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

2027

14-2S-16-01608-412

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	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
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04

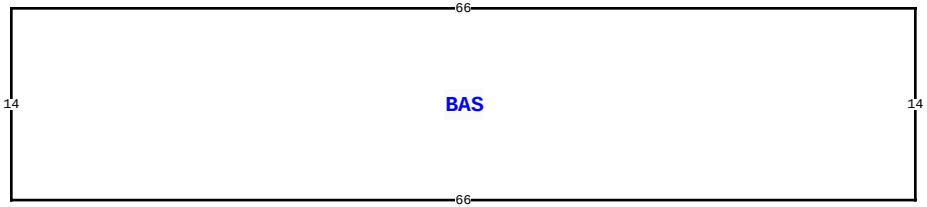
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	14216.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	19,570
TOTALS	924			924	19,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	88.2550	52.95	48,926	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2004 Heated Area: 924 HX Base Yr 2004



478 NW BISON CT, WHITE SPRINGS

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
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	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	70	2001	2001	3	70	756	
2	0296	SHED METAL	0	100	10	16	160.00	UT	5.00	5.00	70	2001	2001	3	70	560	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	6	10	60.00	UT	2.00	2.00	60	2001	2001	3	60	72	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

COLUMBIA COUNTY PROPERTY

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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		21,264
ASSESSED VALUE		32,094
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		7,094
TOTAL JUST VALUE		53,358
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		53,358

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 8,788

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

REVIEW DATE 04/19/2023 BY kellen Total Acres: 2.50 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS