S1/2 OF SW1/4 OF NE1/4. (PROB# 1 1207-2273), DC 1207-2276, PR 123 THRU 2469, DC 1251-473, WD 1251-

MILLS ROBERT P/MILLS SHERISE M
1108 SEAWOOD DR.
NEPTUNE BCH, FL 32266-3792

2027

16-2S-16-01623-000

BUILDING CHARACTERISTICS

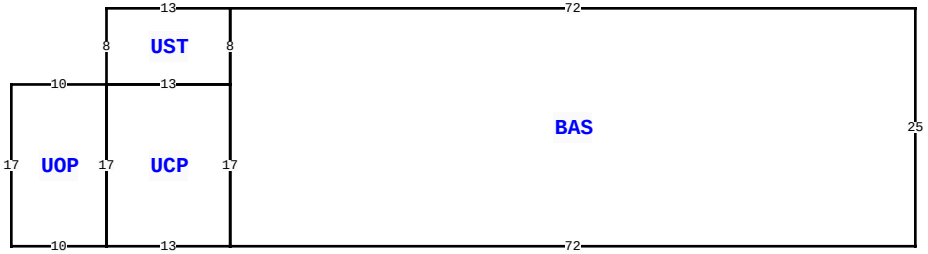
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	16216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	136,071
UCP	221	20		44	3,326
UOP	170	20		34	2,570
UST	104	45		47	3,553
TOTALS	2,295			1,925	145,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,925	105.7300	116.30	223,878	1959	1959	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1800 HX Base Yr



560 NW LANDRESS TER, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
INC DATE		AG DATE	07/27/2022 SPF

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	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	900	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	900	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	145,521
TOTAL MARKET OB/XF VALUE	3,800
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	181,036
SOH/AGL Deduction	0
ASSESSED VALUE	181,036
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	181,036
TOTAL JUST VALUE	259,321
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,973

LAND:3:1: {

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050231	Roof Replacement	27,500	06/27/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1251/0479	3/07/2013	WD	Q	I	01	120,000
GRANTOR: GEORGE E WHITAKER & E						
GRANTEE: ROBERT P & SHERISE						
1234/2469	5/05/2012	PR	U	I	11	100
GRANTOR: FREDERICK STEPHEN WHI						
GRANTEE: GEORGE EDWIN WHITAK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 UST= W13 S8 E13 N8$S8 UCP= W13 UOP= W10 S17E10 N17$S17 E13 N17$ S17 E72 N25$.

LAND DESCRIPTION

TOTAL OB/XF 3,800

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	0100	C	SFR	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	27,500							
2	5600	A	TIMBER 3	0			0.00	0.00	15.00	AC		1.00	1.00	1.00	281.00	281.00	4,215							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	15.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	82,500							

REVIEW DATE 09/03/2024 BY JS Total Acres: 20.00 Total Land Value: 31,715 Market: 82,500 Agricultural: 4,215 Common: 27,500 PRINTED 11/16/2026 BY SYS