

COMM SW COR OF NW1/4 OR LOT 2, R
TO POB, RUN NE 29 DEG 587.55 FT
SE 60 DEG ALONG R/W 530.96 FT, S

HUGHES KASSIE/HUGHES WILLIAM
10338 NW US HWY 41
WHITE SPRINGS, FL 32096

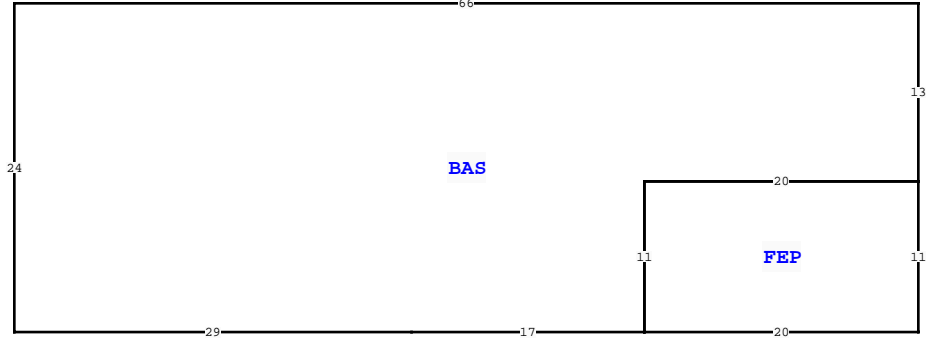
2026

16-2S-16-01628-003



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2022								
				Heated Area: 1364			HX Base Yr 2022				



DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
0100	SINGLE FAMILY		03	16216.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,364	100		1,364	123,477
FEP	220	80		176	15,933
TOTALS	1,584			1,540	139,409

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	0166	CONC, PAVMT	0	100	0	0	0	0.00	0.00	100	0	0	3	100	200	
2	0294	SHED WOOD/	0	100	20	20	400.00	UT 7.50	7.50	40	1993	1993	3	40	1,200	
3	0252	LEAN-TO W/	0	100	12	32	384.00	UT 2.00	2.00	40	1993	1993	3	40	307	
4	0252	LEAN-TO W/	0	100	12	20	240.00	UT 2.00	2.00	40	1993	1993	3	40	192	
5	0296	SHED METAL	0	100	0	0	1.00	UT 0.00	0.00	100	2018	2018	3	100	2,000	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT 0.00	0.00	100	2018	2018	3	100	300	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT 400.00	400.00	100	2023	2022		100	400	
TOTAL OB/XF 4,599																

LAND DESCRIPTION																								
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	0100	C	SFR	100		A-1	0.00	0.00	6.59	AC		1.00	1.00	1.00	9,000.00	9,000.00	59,310							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		139,409	
TOTAL MARKET OB/XF VALUE		4,599	
TOTAL LAND VALUE - MARKET		59,310	
TOTAL MARKET VALUE		203,318	
SOH/AGL Deduction		65,337	
ASSESSED VALUE		137,981	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		86,570	
TOTAL JUST VALUE		203,318	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		190,138	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1434/783	4/17/2021	QC	U	I	11	0
GRANTOR: STORMANT WAYNE & ROSE						
GRANTEE: HUGHES KASSIE						
1281/0271	9/09/2014	QC	U	I	11	60,000
GRANTOR: SAMMIE JR & RANDALL B						
GRANTEE: WAYNE & ROSE STORMA						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W66 S24 E29 E17 N11 E20 N13 \$	
FEP=[ORIG=-20,24] E20 N11 W20 S11 \$	