

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

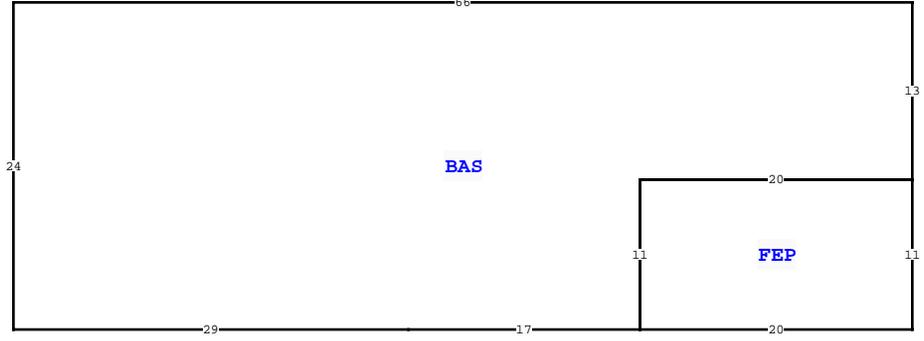
HUGHES KASSIE/HUGHES WILLIAM  
 10338 NW US HWY 41  
 WHITE SPRINGS, FL 32096

**2026**

16-2S-16-01628-003  


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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	1.100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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				



Quality		05 05			
DOR CODE		0100 SINGLE FAMILY			
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	1,364	100		1,364	125,676
FEP	220	80		176	16,216
<b>TOTALS</b>	<b>1,584</b>			<b>1,540</b>	<b>141,892</b>

10338 NW US HIGHWAY 41, WHITE SPRINGS, FL 32096

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

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	7,000.00	7,000.00	46,130							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		141,892	
TOTAL MARKET OB/XF VALUE		4,599	
TOTAL LAND VALUE - MARKET		46,130	
TOTAL MARKET VALUE		192,621	
SOH/AGL Deduction		54,640	
ASSESSED VALUE		137,981	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		86,570	
TOTAL JUST VALUE		192,621	
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 \$	