LOT 38 SUWANNEE HIGHLANDS S/D.
483-485, 964-433, 976-1858,

BODDEN KADIE S
144 NW WHITAKER GLN
WHITE SPRINGS, FL 32096

2026

16-2S-16-01631-038

BUILDING CHARACTERISTICS

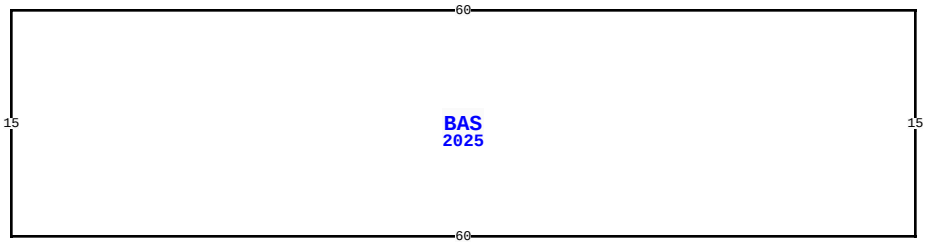
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	00	N/A 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	16216.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2025	900	98,527
TOTALS	900			900	98,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	900	114.0000	112.86	101,574	2023	2023	0	0	0	3.00	97.00

2 MANUF 2 100% - 2024 Heated Area: 900 HX Base Yr 2004



144 NW WHITAKER GLN, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		98,527
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		14,000
TOTAL MARKET VALUE		119,527
SOH/AGL Deduction		101,548
ASSESSED VALUE		17,979
TOTAL EXEMPTION VALUE	HX HB	17,979
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		119,527
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,543

XFOB:1:1: STAT M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049188	Mobile Home		03/26/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0976/1858	3/03/2003	WD	Q	I		15,000

GRANTOR: NUNTA SCHMIDT
GRANTEE: KADIE S BODDEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=18,6] E60 S15 W60 N15 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 03/13/2024 BY RP Total Acres: 0.84 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 01/12/2026 BY SYS