THAT PART OF E1/2 OF SW1/4, EX
THE W 20 AC (THE W 325.99
FT PERPENDICULAR MEASURE),

VINING GREGORY J/VINING TAMMY R
524 NW SLEEPY CT
WHITE SPRINGS, FL 32096

2026

18-2S-16-01642-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

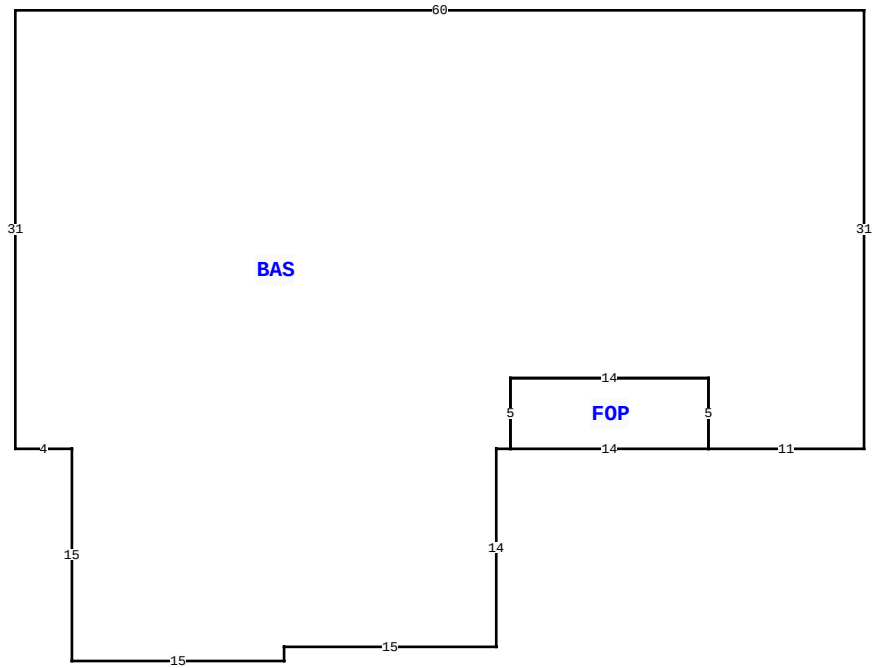
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	18216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,225	100		2,225	131,027
FOP	70	35		24	1,414
TOTALS	2,295			2,249	132,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,249	113.9000	107.07	240,800	2005	2005	0	0	0	45.00	55.00

2 MANUF 1 100% - 1996 Heated Area: 2225 HX Base Yr 1996



524 NW SLEEPY CT, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	04/25/2022 SPF

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		132,440
TOTAL MARKET OB/XF VALUE		34,500
TOTAL LAND VALUE - MARKET		80,080
TOTAL MARKET VALUE		185,183
SOH/AGL Deduction		79,706
ASSESSED VALUE		105,477
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		54,066
TOTAL JUST VALUE		247,020
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,005

SALE:1:1: SALE TOO HIGH FOR AREA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22767	M H	250	03/03/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0812/1203	10/24/1995	EF	U	V		27,000

GRANTOR: STEPHEN M & JUDY F JE
GRANTEE: GREGORY J & TAMMY R

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S31 E4 S15 E15 N1 E15 N14 E1 FOP= E14 N5 W14 S5$ N5 E14 S5 E11 N31$.

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	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	600	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	800	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,400	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	
8	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
9	0040	BARN,POLE	0	100	0	0	1.00	UT	12,600.00	12,600.00	100	2023	2022		100	12,600	
10	0285	SALVAGE	0	100	0	0	1.00	UT	100.00	100.00	100	2023	2022		100	100	

LAND DESCRIPTION

TOTAL OB/XF 34,500

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
3	6200	A	PASTURE 3	0		00	0.00	0.00	8.01	AC		1.00	1.00	1.00	280.00	280.00	2,243							
4	9910	M	MKT.VAL.AG	100			0.00	0.00	8.01	AC		1.00	1.00	1.00	8,000.00	8,000.00	64,080							

REVIEW DATE 11/09/2022 BY JD Total Acres: 10.01 Total Land Value: 18,243 Market: 64,080 Agricultural: 2,243 Common: 16,000 PRINTED 06/08/2026 BY SYS