COMM AT SE COR OF E1/2 OF SW 1/4
N 423.10 FT TO POB. CONT N 362.7
601.76 FT, S 362.72, E 601.76 FT

PERKINS ALLEN RAY/LAMONTAGNE TARA L
479 NW SLEEPY CT
WHITE SPRINGS, FL 32096

2027

18-2S-16-01642-007

BUILDING CHARACTERISTICS

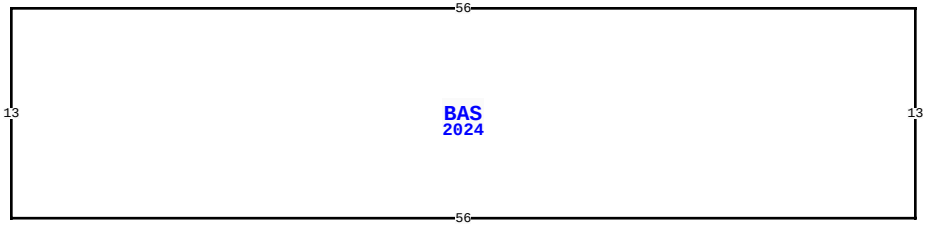
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 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	18216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	2024	728	64,834
TOTALS	728			728	64,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	728	114.0000	106.02	77,183	2017	2017	0	0	0	16.00	84.00

1 MANUF 1 100% - 2024 Heated Area: 728 HX Base Yr 2024



479 NW SLEEPY CT, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		64,834
TOTAL MARKET OB/XF VALUE		11,000
TOTAL LAND VALUE - MARKET		45,090
TOTAL MARKET VALUE		120,924
SOH/AGL Deduction		3,557
ASSESSED VALUE		117,367
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		65,956
TOTAL JUST VALUE		120,924
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046998	Mobile Home		04/19/2023
000045902	Electrical Servic	0	11/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1500/1012	10/01/2023	QC	U	I	11	100
GRANTOR: LAMONTAGNE TARA L						
GRANTEE: PERKINS ALLEN RAY						
1476/601	9/26/2022	QC	U	V	11	100
GRANTOR: POPE LINDA J						
GRANTEE: LAMONTAGNE TARA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,12] E56 S13 W56 N13 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,000

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			0.00	0.00	5.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,090							

REVIEW DATE 05/17/2023 BY randall Total Acres: 5.01 Total Land Value: 45,090 Market: 0 Agricultural: 0 Common: 45,090 PRINTED 11/17/2026 BY SYS