LOT 4 STEPHEN FOSTER FOREST S/D.
WD 859-956, QC 1187-1950, WD 132

MOODY ANGELLA
495 NW STEPHEN FOSTER DR
WHITE SPRINGS, FL 32096

2027

18-2S-16-01650-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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
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
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 03

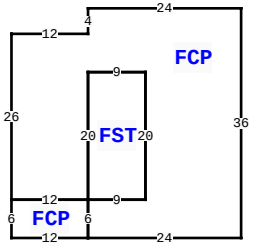
NEIGHBORHOOD/LOC 18216.010 1.00/

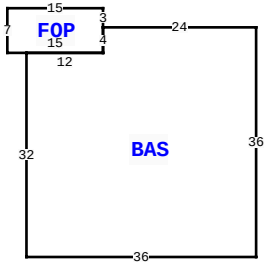
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	114,793
FCP	72	25		18	1,656
FCP	996	25		249	22,903
FOP	105	30		32	2,943
FST	180	55		99	9,106
TOTALS	2,601			1,646	151,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,646	113.8000	138.84	228,531	1998	1998	0	0	0	33.75	66.25

1 SFR PILING 100% - 2020 Heated Area: 1248 HX Base Yr 2026





495 NW STEPHEN FOSTER DR, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	
3	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
4	0060	CARPORT F	0	100	0	0	1.00	UT	2,200.00	2,200.00	100	2023	2022		100	2,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	151,402
TOTAL MARKET OB/XF VALUE	4,600
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	180,002
SOH/AGL Deduction	40,502
ASSESSED VALUE	139,500
TOTAL EXEMPTION VALUE	HX HB 98 139,500
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	180,002
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,002

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/148	12/10/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (MOODY						
GRANTEE: MOODY ANGELLA						
1365/1298	7/25/2018	WD	Q	I	01	129,900
GRANTOR: ROARY E SNIDER						
GRANTEE: MICHAEL A MOODY JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FOP= N3 W15 S7 E15 N4$ S4 W12 S32 E36 N36$ PTR= N30
FCP= N36 W24 S4 W12 S26 E12 FST= E9 N20 W9 S20$ N20 E9 S20 W9
FCP= W12 S6 E12 N6$S6 E24$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 4,600

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	0100	C	SFR	100		A-1	0.00	0.00	75.00	FF		1.00	1.00	1.00	320.00	320.00	24,000							

REVIEW DATE 11/09/2022 BY JD Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS