LOT 2 WHITE OAK PLANTATION S/D.
863-879, 873-1471, 920-1554, QC

BARRY HAROLD/BARRY ALICIA
323 NW MANSFIELD DR
WHITE SPRINGS, FL 32096

2026

18-5S-16-03644-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

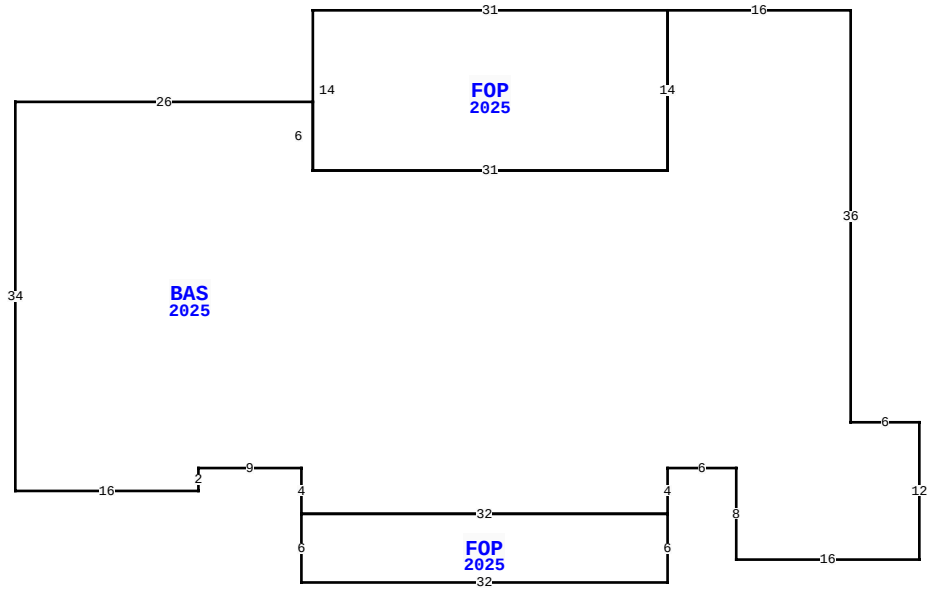
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3.5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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 02
NEIGHBORHOOD/LOC	18516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,590	100	2025	2,590	332,307
FOP	192	30	2025	58	7,442
FOP	434	30	2025	130	16,680
TOTALS	3,216			2,778	356,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,778	113.6800	129.60	360,029	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 2590 HX Base Yr 2025



9716 SW COUNTY ROAD 240, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		356,429
TOTAL MARKET OB/XF VALUE		20,100
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		441,529
SOH/AGL Deduction		1,634
ASSESSED VALUE		439,895
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		388,484
TOTAL JUST VALUE		441,529
NCON VALUE		17,700
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		411,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048172	Electrical Servic	0	09/18/2023
000047488	New Residential C	400,000	06/16/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1546/1882	8/05/2025	WD	U	I	11	100
GRANTOR: BARRY HAROLD						
GRANTEE: BARRY HAROLD						
1484/1135	2/02/2023	WD	Q	V	01	55,000
GRANTOR: GAMAGE MICHAEL T						
GRANTEE: BARRY HAROLD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=69,10] W16 S14 W31 N6 W26 S34 E16 N2 E9 S4 E32 N4 E6 S8 E16 N12 W6 N36 $
FOP=[YR=2025;ORIG=53,10] W31 S14 E31 N14 $
FOP=[YR=2025;ORIG=53,54] W32 S6 E32 N6 $
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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	2025	2024		100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	400.00	UT	3.00	3.00	100	2025	2024		100	1,200	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	12,000.00	12,000.00	100	2026	2025		100	12,000	

LAND DESCRIPTION

TOTAL OB/XF 20,100

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	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 03/21/2025 BY TW Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 05/12/2026 BY SYS