

COMM SE COR OF SW1/4 OF NW1/4, N
 POB, CONT N 333.27 FT, W 651.60
 E 651.42 FT TO POB.

PIERSON TREVOR JAMES/PIERSON KIMBERLY JAYNE
 729 NW WHITE SPRINGS AVE
 WHITE SPRINGS, FL 32096

2026

19-2S-16-01655-006

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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	0200 MOBILE HOME		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	19216.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,980	100	
TOTALS	1,980		1,980 119,071

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	100%	- 2019	Heated Area: 1980		HX Base Yr 2019				
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 66 66 30 30 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS</p> </div> </div>											
729 NW WHITE SPRINGS AVE, WHITE SPRINGS											
BLD DATE		LGL DATE		05/11/2026		MLU					
XF DATE		LAND DATE									
INC DATE		AG DATE									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		119,071	
TOTAL MARKET OB/XF VALUE		62,752	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		226,823	
SOH/AGL Deduction		59,237	
ASSESSED VALUE		167,586	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		116,175	
TOTAL JUST VALUE		226,823	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		214,351	
XFOB:3:4: ATTACHED 11 X 38 UOP/UCP			
XFOB:3:3: ATTACHED 14 X 38 LIVING QUARTERS			
XFOB:3:2: ALSO: ATTACHED 15 X 40 UCP			
XFOB:3:1: 40 X 52 BARN WITH INTERIOR ROOM WITH BAT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042982	Roof Replacement	11,299	10/19/2021
23637	M H	0	09/22/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1372/0115	11/01/2018	WD	Q	I	01	166,000
GRANTOR: KIM HELMS FKA KIM KIN						
GRANTEE: TREVOR JAMES & KIMB						
0933/2539	8/28/2001	WD	Q	V		26,000
GRANTOR: WATKINS SAUNDERS JR						
GRANTEE: KIM KINNEY						

EXTRA FEATURES																
L N	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	0166	CONC, PAVMT	0	100	12	38	456.00	UT	2.00	100	2005	2005	3	100	912	
2	0294	SHED WOOD/	0	100	20	16	320.00	UT	5.00	100	2005	2005	3	100	1,600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0031	BARN, MT AE	0	100	40	52	2,080.00	UT	20.00	100	2005	2005	3	100	41,600	
5	0060	CARPORT F	0	100	18	20	360.00	UT	2.50	100	2005	2005	3	100	900	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2005	2005	3	100	1,200	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	100	
8	0031	BARN, MT AE	0	100	26	30	780.00	UT	9.00	100	2013	2013	3	100	7,020	
9	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	300	
10	0040	BARN, POLE	0	100	26	28	728.00	UT	2.50	100	2017	2017	3	100	1,820	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W66 S30 E66 N30\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,000							

