LOT 2 SPRINGVILLE ACRES S/D EX 2
ORB 1380-2269.

OELLRICH ROBERT/ALVINO ANNA
173 NW BENFORD GLN
WHITE SPRINGS, FL 32096

2027

19-2S-16-01655-102

BUILDING CHARACTERISTICS

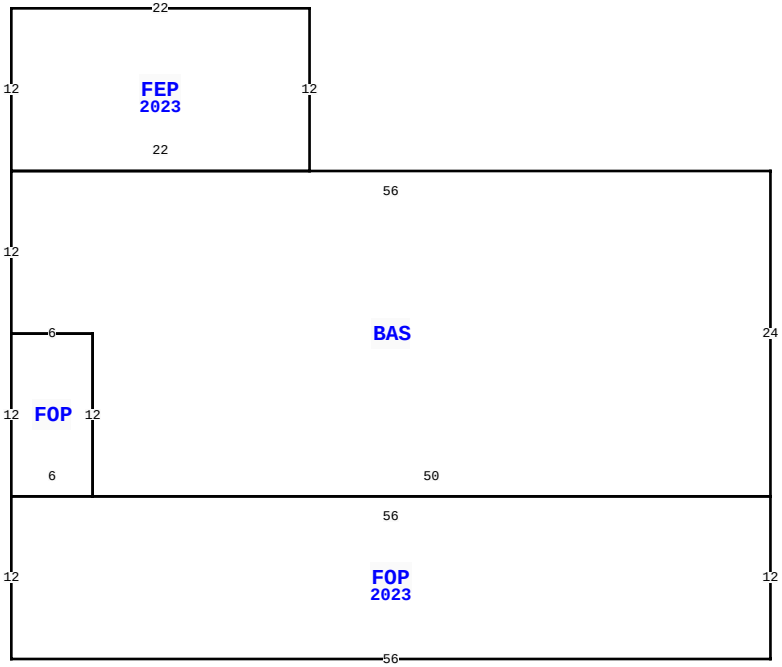
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	19216.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,272	100		1,272	75,410
FEP	264	85	2023	224	13,280
FOP	72	35		25	1,482
FOP	672	35	2023	235	13,932
TOTALS	2,280			1,756	104,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,756	115.9000	107.79	189,279	1999	1999	0	0	0	45.00	55.00

2 MANUF 1 100% - 2016 Heated Area: 1272 HX Base Yr 2016



173 NW BENFORD GLN, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2023 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	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	0.00	0.00	100	2005	2005	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	300.00	300.00	100	2023	2022		100	300	
5	0081	DECKING WI	0	100	0	0	1.00	UT	200.00	200.00	100	2023	2022		100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	104,103
TOTAL MARKET OB/XF VALUE	8,900
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	131,003
SOH/AGL Deduction	51,427
ASSESSED VALUE	79,576
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	28,165
TOTAL JUST VALUE	131,003
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,124

PRMT:2:1: GEORGE OELLRICH

BLDG:1:1: STAT MH

XFOB:1:1: STAT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14734	M H	125	11/16/1998
7227	M H	60	06/03/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1436/2789	5/04/2021	WD	U	I	30	100
GRANTOR: OELLRICH ROBERT						
GRANTEE: OELLRICH ROBERT						
1284/0694	10/31/2014	WD	U	I	30	100
GRANTOR: GEORGE F & SUSAN OELL						
GRANTEE: ROBERT OELLRICH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W56 S12 E6 S12 E50 N24 $
FEP=[YR=2023;ORIG=-56,-12] E22 S12 W22 N12 $
FOP=[ORIG=-56,12] S12 E6 N12 W6 $
FOP=[YR=2023;ORIG=-56,24] E56 S12 W56 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,900

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.45	40,000.00	18,000.00	18,000							

REVIEW DATE 11/15/2022 BY JS Total Acres: 1.94 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS