LOT 3 SPRINGVILLE ACRES S/D.

817-2199, 817-2202, WD 826-1289,

KINNEY BILLIE J/HELMS KIM
259 NW BENFORD GLN
WHITE SPRINGS, FL 32096

2027

19-2S-16-01655-103

BUILDING CHARACTERISTICS

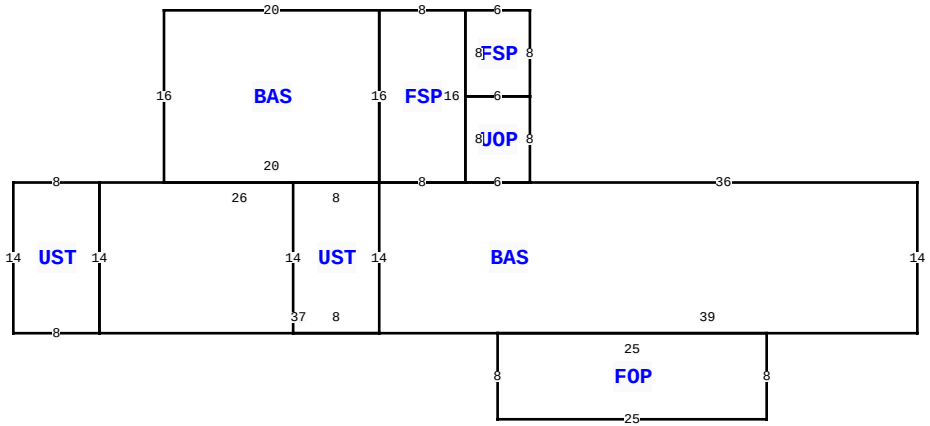
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	320	100		320	9,285
BAS	1,064	100		1,064	30,873
FOP	200	35		70	2,031
FSP	48	40		19	551
FSP	128	40		51	1,480
UOP	48	25		12	348
UST	112	45		50	1,451
UST	112	45		50	1,451
TOTALS	2,032			1,636	47,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,636	120.9000	72.54	118,675	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2001 Heated Area: 1384 HX Base Yr 2001



259 NW BENFORD GLN, WHITE SPRINGS

BLD DATE		LGL DATE	05/11/2026 MLU
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	0210	GARAGE U	0	100	36	32	1,152.00	UT	5.50	5.50	100	0	0	3	100	6,336	
2	0294	SHED WOOD/	0	100	16	16	1.00	UT	0.00	0.00	100	0	0	3	100	350	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
5	0031	BARN,MT AE	0	100	22	28	616.00	UT	9.00	9.00	100	2013	2013	3	100	5,544	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
7	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2024	2023		100	3,000	
8	0166	CONC,PAVMT	0	100	0	0	1.00	UT	2,100.00	2,100.00	100	2024	2023		100	2,100	
9	0030	BARN,MT	0	100	0	0	1.00	UT	48,600.00	48,600.00	100	2024	2023		100	48,600	
10	0030	BARN,MT	0	100	0	0	1.00	UT	37,260.00	37,260.00	100	2024	2023		100	37,260	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		47,470
TOTAL MARKET OB/XF VALUE		118,390
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		205,860
SOH/AGL Deduction		5,773
ASSESSED VALUE		200,087
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		148,676
TOTAL JUST VALUE		205,860
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046095	Mobile Home		12/13/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/928	12/15/2022	QC	U	I	11	100
GRANTOR: KINNEY WILLIAM J						
GRANTEE: KINNEY BILLIE J						
0898/2519	3/14/2000	WD	Q	I		52,000
GRANTOR: BROCK'S						
GRANTEE: KINNEY'S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 UOP= N8 FSP= N8 W6 S8 E6$ W6 S8 E6$ W6 FSP= N16 W8 S16 E8$ W8 BAS= N16 W20 S16 E20$ UST= W8 S14 E8 N14$ W26 UST= W8 S14 E8 N14$ S14 E37 FOP= S8E25N8 W25$ E39 N14$.

LAND DESCRIPTION

TOTAL OB/XF 118,390

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	0.50	LT		1.00	1.00	1.00	40,000.00	40,000.00	20,000							
2	0000	C	VAC RES	0					0.50	LT		1.00	1.00	1.00	40,000.00	40,000.00	20,000							

REVIEW DATE 08/20/2024 BY JB Total Acres: 4.30 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS