LOT 9 SPRINGVILLE ACRES.
ORB 772-274, 780-347, 796-2025
821-349, 831-1390, QC 992-1021

JOHNSON DON P III
456 NW BENFORD GLN
WHITE SPRINGS, FL 32096

2027

19-2S-16-01655-108

BUILDING CHARACTERISTICS

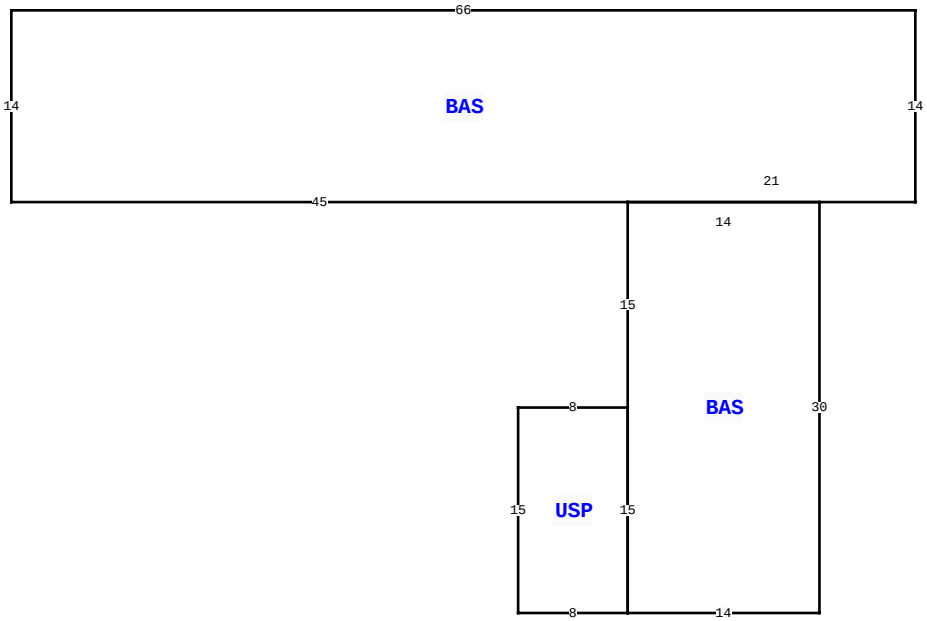
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	420	100		420	7,585
BAS	924	100		924	16,688
USP	120	35		42	758
TOTALS	1,464			1,386	25,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,386	75.2490	45.15	62,578	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2005 Heated Area: 1344 HX Base Yr 2005



456 NW BENFORD GLN, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
2	0294	SHED WOOD/	0	100	12	20	240.00	UT	3.50	3.50	50	1993	1993	3	50	420	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	400.00	400.00	50	2005	2005	3	50	200	
5	0031	BARN,MT AE	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2022		100	3,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	25,031
TOTAL MARKET OB/XF VALUE	11,220
TOTAL LAND VALUE - MARKET	44,000
TOTAL MARKET VALUE	80,251
SOH/AGL Deduction	38,177
ASSESSED VALUE	42,074
TOTAL EXEMPTION VALUE	HX HB SX 42,074
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	80,251
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,251

XFOB:1:1: ROYA MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27031	RECONNECT	75	05/21/2008
7941	M H	100	01/03/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1004/2442	1/20/2004	WD	Q	I		34,500
GRANTOR: DAWN DURANT & STEVEN						
GRANTEE: DON P JOHNSON III						
0992/1021	8/21/2003	WD	Q	I	01	100
GRANTOR: STEVEM DURANT						
GRANTEE: DAWN DURANT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E45 BAS= S15 USP= W8 S15 E8 N15$ S15 E14 N30 W14$ E21 N14$.

LAND DESCRIPTION

TOTAL OB/XF 11,220

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	1.10	40,000.00	44,000.00	44,000							

REVIEW DATE 11/15/2022 BY KS Total Acres: 7.01 Total Land Value: 44,000 Market: 0 Agricultural: 0 Common: 44,000 PRINTED 11/17/2026 BY SYS