COMM SW COR OF SW1/4 OF SE1/4,
RUN N 333.51 FT, E 665.07 FT
FOR POB, RUN N 333.61 FT, E

STALVEY AMANDA
157 NW BLUE DR
WHITE SPRINGS, FL 32096-7479

**2027**

**19-2S-16-01655-206**

## BUILDING CHARACTERISTICS

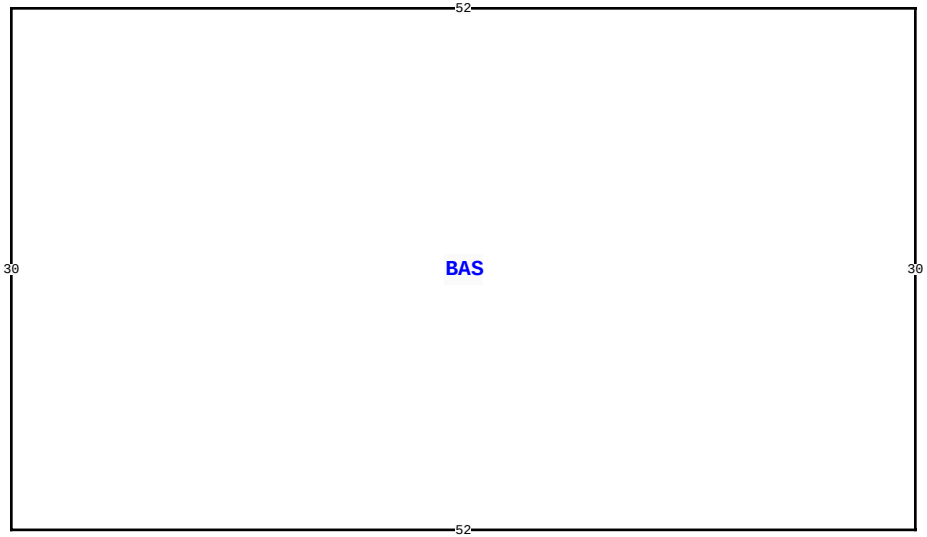
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 19216.040 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,560 | 100 | | 1,560 | 90,888 |
| TOTALS | 1,560 | | | 1,560 | 90,888 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,560 | 113.9000 | 105.93 | 165,251 | 2004 | 2004 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2005 Heated Area: 1560 HX Base Yr 2005




157 NW BLUE DR, WHITE SPRINGS

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/08/2026 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 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 200 | |
| 2 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 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 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 400 | |
| 5 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 50 | |
| 6 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 50 | |
| 7 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 500.00 | 500.00 | 100 | 2023 | 2022 | | 100 | 500 | |
| 8 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 600.00 | 600.00 | 100 | 2023 | 2022 | | 100 | 600 | |
| 9 | 0081 | DECKING WI | 0 | 100 | 0 | 0 | 1.00 | UT | 600.00 | 600.00 | 100 | 2023 | 2022 | | 100 | 600 | |
| 10 | 0081 | DECKING WI | 0 | 100 | 0 | 0 | 1.00 | UT | 1,500.00 | 1,500.00 | 100 | 2023 | 2022 | | 100 | 1,500 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 90,888 |
| TOTAL MARKET OB/XF VALUE | | 11,100 |
| TOTAL LAND VALUE - MARKET | | 16,000 |
| TOTAL MARKET VALUE | | 117,988 |
| SOH/AGL Deduction | | 52,348 |
| ASSESSED VALUE | | 65,640 |
| TOTAL EXEMPTION VALUE | HX HB | 40,640 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 117,988 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 118,966 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21818 | M H | 300 | 04/30/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1015/1424 | 5/03/2004 | WD | Q | V | 04 | 100 |
| GRANTOR: BULLARD PROPERTIES | | | | | | |
| GRANTEE: AMANDA STALVEY | | | | | | |
| 1006/1171 | 2/01/2004 | CD | Q | V | 03 | 14,900 |
| GRANTOR: BULLARD PROPERTIES | | | | | | |
| GRANTEE: AMANDA STALVEY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W52 S30 E52 N30$.

## LAND DESCRIPTION

TOTAL OB/XF 11,100

| 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 | 0200 | C | MBL HM | 100 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.80 | 20,000.00 | 16,000.00 | 16,000 | | | | | | | |

REVIEW DATE 11/15/2022 BY KS Total Acres: 2.55 Total Land Value: 16,000 Market: 0 Agricultural: 0 Common: 16,000 PRINTED 11/17/2026 BY SYS