COMM SW COR OF SW1/4 OF SE1/4, R
E 332.47 FT FOR POB, CONT E 332.
FT, W 332.70 FT, S 333.59 FT TO

DIAL PATRICK HUGH/DIAL STEPHANIE NICHOLE
154 NW BLUE DR
WHITE SPRINGS, FL 32096

2027

19-2S-16-01655-207

BUILDING CHARACTERISTICS

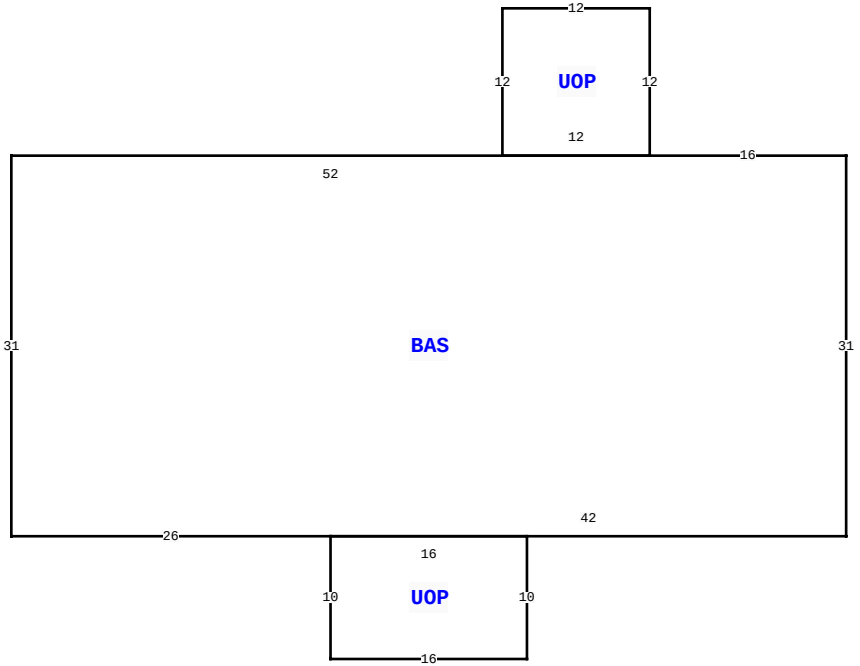
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	0	0 100
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	2,108	100		2,108	124,972
UOP	144	25		36	2,134
UOP	160	25		40	2,372
TOTALS	2,412			2,184	129,477

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,184	115.9000	107.79	235,413	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 100% - 2023 Heated Area: 2108 HX Base Yr 2023



154 NW BLUE DR, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0282	POOL ENCL	0	100	22	35	770.00	UT	15.00	15.00	100	2007	2007	3	40	4,620	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0	360.00	UT	10.00	10.00	100	2007	2007	3	100	3,600	
5	0280	POOL R/CON	0	100	0	0	188.00	UT	70.00	70.00	100	2007	2007	3	54	7,106	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,800	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	5,500.00	5,500.00	100	2023	2022		100	5,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		129,477
TOTAL MARKET OB/XF VALUE		30,826
TOTAL LAND VALUE - MARKET		16,000
TOTAL MARKET VALUE		176,303
SOH/AGL Deduction		53,897
ASSESSED VALUE		122,406
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		20,995
TOTAL JUST VALUE		176,303
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045448	Storage Building	7,029	09/14/2022
000044800	Roof Replacement	14,117	06/27/2022
26220	POOL	195	09/11/2007
21093	M H	125	09/19/2003
19268	M H	125	02/27/2002
19135	M H	125	01/22/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/2064	7/13/2026	WD	Q	I	01	250,000
GRANTOR: BOUCHER SUSAN						
GRANTEE: DIAL PATRICK HUGH						
1569/179	3/31/2026	WD	U	I	11	100
GRANTOR: PARKS KEVIN L						
GRANTEE: BOUCHER RICHARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 UOP= N12 W12 S12 E12$ W52 S31 E26 UOP= S10 E16 N10 W16$ E42 N31$.

LAND DESCRIPTION

TOTAL OB/XF 30,826

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			0.00	0.00	1.00	LT		1.00	1.00	0.80	20,000.00	16,000.00	16,000							

REVIEW DATE 05/03/2023 BY JB Total Acres: 2.55 Total Land Value: 16,000 Market: 0 Agricultural: 0 Common: 16,000 PRINTED 11/17/2026 BY SYS