

COMM SW CORNER OF SW1/4 OF SE1/4
TO A PT ON N R/W OF A CO RD, E A
664.84 FT FOR POB, N 285.82 FT,

FARRIS MARISSA
125 NW BLUE DR
WHITE SPRINGS, FL 32096

2026

19-2S-16-01655-211
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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
BAS	2,100	100	2023
TOTALS	2,100		2023
TOTALS	2,100		226,413

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0202	02	2,100	117.0000	113.49	238,329	2022	2022	0	0	5.00	95.00														
2 MANUF 2		100% - 2023		Heated Area: 2100				HX Base Yr 2023																	
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> BAS 2023 </div>																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/08/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/08/2026	MLU	
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			05/08/2026	MLU																					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		226,413	
TOTAL MARKET OB/XF VALUE		8,400	
TOTAL LAND VALUE - MARKET		16,000	
TOTAL MARKET VALUE		250,813	
SOH/AGL Deduction		13,692	
ASSESSED VALUE		237,121	
TOTAL EXEMPTION VALUE		HX HB 13 237,121	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		250,813	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		256,346	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054877	Electrical Servic		01/23/2026
000054650	Storage Building	2,500	12/10/2025
000053853	Right-of-Way Acce		08/15/2025
000044645	Mobile Home		06/09/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/661	5/31/2022	WD	U	I	30	15,000
GRANTOR: MCCOOK MARVIN						
GRANTEE: FARRIS MARISSA						
1291/2741	3/27/2015	WD	Q	I	01	40,000
GRANTOR: ROBERT H & JACQUELINE						
GRANTEE: MARVIN MCCOOK						

EXTRA FEATURES																
L N	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			0.00	100	2005	2005	3	100	600	
2	0020	BARN,FR	0	100	0	0			0.00	100	2005	2005	3	100	800	
3	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	

TOTAL OB/XF														8,400
125 NW BLUE DR, WHITE SPRINGS														

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=-27,20] E70 S30 W70 N30 \$									

LAND DESCRIPTION										TOTAL OB/XF										8,400				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	0.00	0.00	1.00	LT		1.00	1.00	0.80	20,000.00	16,000.00	16,000							