

LOT 3 DAVIS S/D.
353-62, ORB 427-475, 639-509,
1048-2496, WD 1065-874, CT 1175-

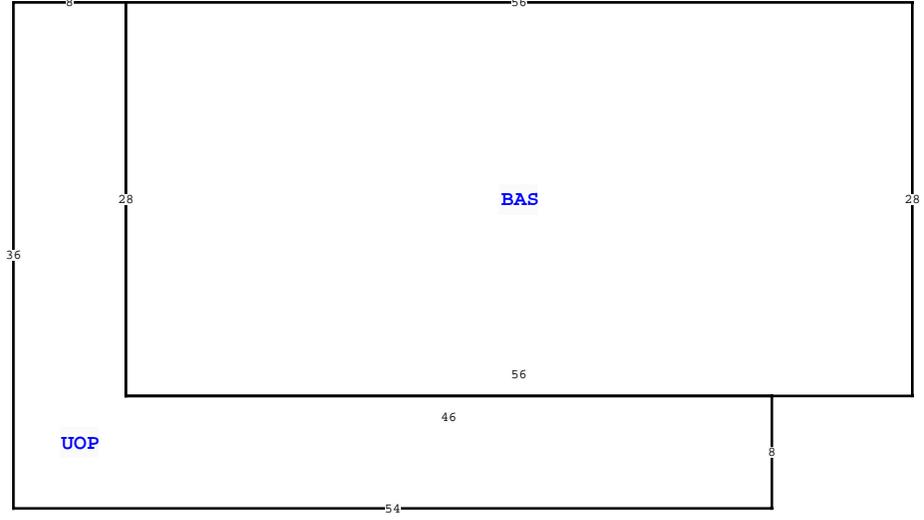
BREEDLOVE KATHRYN F
610 NW EVERETTE TER #263
WHITE SPRINGS FL, FL 32096

2026

20-2S-16-01657-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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	20216.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,568	100	
UOP	656	25	
TOTALS	2,224		1,732 48,177

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2025		Heated Area: 1568					HX Base Yr	2025



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			48,177
TOTAL MARKET OB/XF VALUE			26,516
TOTAL LAND VALUE - MARKET			61,740
TOTAL MARKET VALUE			136,433
SOH/AGL Deduction			8,998
ASSESSED VALUE			127,435
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			76,024
TOTAL JUST VALUE			136,433
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			124,085
XFOB:2:1: MEADOWCREEK M H			
LAND:1:1: SOME LOW & WET (SUBJECT TO FLOODING)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
30402	MAINT/ALTR	0	08/20/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1330/0623	1/30/2017	WD Q		I	01	71,100
GRANTOR: JOSEPH P & ANDREA C D						
GRANTEE: KATHRYN F BREEDLOVE						
1184/0103	10/30/2009	WD U		I	12	79,900
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: JOSEPH P & ANDREA C						

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	0166	CONC, PAVMT	0	100	0	0			0.00	100	0	0	3	100	1,000	
2	0080	DECKING	0	100	0	0			0.00	100	0	0	3	100	1,000	
3	0210	GARAGE U	0	100	0	0			0.00	100	2005	2005	3	100	5,000	
4	9945	Well/Sept	0	100	0	0			7,000.00	7,000.00	100			3	100	7,000
5	0010	BARN, BLK	0	100	28	28			15.00	15.00	75	2005	2005	3	75	8,820
6	0251	LEAN TO W/	0	100	8	28			4.00	4.00	100	2005	2005	3	100	896
7	0120	CLFENCE 4	0	100	0	0			0.00	0.00	100	2005	2005	3	100	2,000
8	0296	SHED METAL	0	100	0	0			800.00	800.00	100	2021	2020		100	800

BUILDING NOTES			
610 NW EVERETT TER, WHITE SPRINGS			

BUILDING DIMENSIONS			
BAS= W56 UOP= W8 S36 E54 N8 W46 N28\$ S28 E56 N28\$.			

LAND DESCRIPTION										TOTAL OB/XF														
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		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.70	7,500.00	5,250.00	5,250							
2	0000	C	VAC RES	100		A-1	0.00	0.00	10.76	AC		1.00	1.00	0.70	7,500.00	5,250.00	56,490							