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

2027

20-2S-16-01657-002

BUILDING CHARACTERISTICS

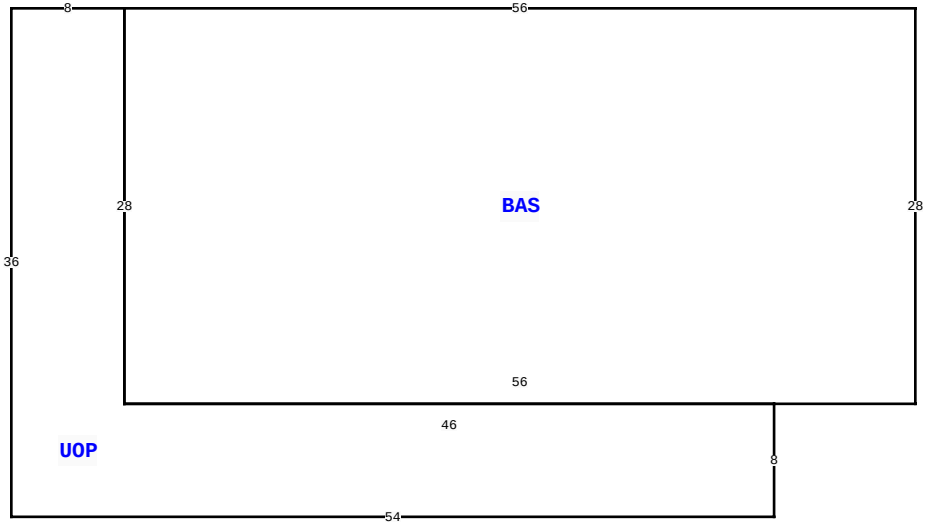
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100		1,568	43,616
UOP	656	25		164	4,562
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
0800	02	1,732	115.9000	69.54	120,443	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2025 Heated Area: 1568 HX Base Yr 2025



610 NW EVERETT TER, WHITE SPRINGS

BLD DATE		LGL DATE	05/12/2026 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	5,000	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0010	BARN,BLK	0	100	28	28	784.00	UT	15.00	15.00	75	2005	2005	3	75	8,820	
6	0251	LEAN TO W/	0	100	8	28	224.00	UT	4.00	4.00	100	2005	2005	3	100	896	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	2,000	
8	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2021	2020		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

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		5,175
ASSESSED VALUE		131,258
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		79,847
TOTAL JUST VALUE		136,433
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,433

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 26,516

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	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							

REVIEW DATE 11/17/2022 BY JD Total Acres: 11.76 Total Land Value: 61,740 Market: 0 Agricultural: 0 Common: 61,740 PRINTED 11/17/2026 BY SYS