LOT 16 DAVIS S/D, EX THE W
157.20 FT AS DESC 868-498.
486-178, 790-544, AFD 994-

TOMLINSON NATHANIEL A/TOMLINSON BRANDY R
573 NW LONNIE LN
WHITE SPRINGS, FL 32064

2027

20-2S-16-01657-016

BUILDING CHARACTERISTICS

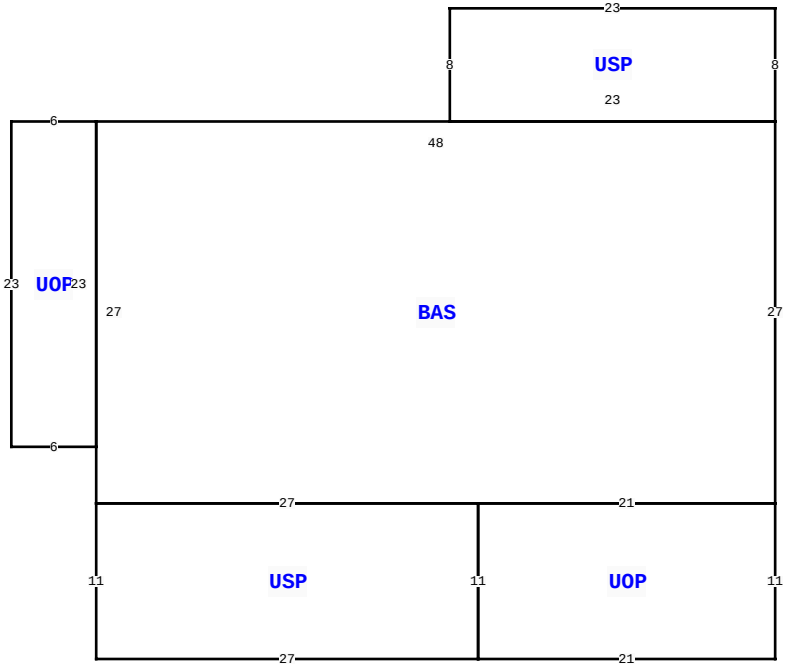
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,296	100		1,296	90,802
UOP	138	25		34	2,382
UOP	231	25		58	4,064
USP	184	35		64	4,484
USP	297	35		104	7,287
TOTALS	2,146			1,556	109,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,556	115.9000	107.79	167,721	1995	2010	0	0	0	35.00	65.00

1 MANUF 1 0% - 0 Heated Area: 1296 HX Base Yr



573 NW LONNIE LN, 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	0294	SHED WOOD/	0	0	12	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
5	0040	BARN,POLE	0	0	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	109,019
TOTAL MARKET OB/XF VALUE	9,600
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	141,119
SOH/AGL Deduction	0
ASSESSED VALUE	141,119
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,119
TOTAL JUST VALUE	141,119
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37031	RECONNECT	75	07/26/2018
13256	M H	125	11/04/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1381/0407	3/22/2019	WD	Q	I	01	89,900
GRANTOR: ROBERT & ERIKKA CORBE						
GRANTEE: NATHANIEL A & BRAND						
1357/2605	4/13/2018	WD	U	I	18	38,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: ROBERT & ERIKKA COR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 UOP= W6 S23 E6 N23$S27 USP= S11 E27 N11 W27$ E27UOP= S11 E21 N11 W21$ E21 N27$ USP= N8 W23 S8 E23$.

LAND DESCRIPTION

TOTAL OB/XF 9,600

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	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	0.75	10,000.00	7,500.00	22,500							

REVIEW DATE 11/17/2022 BY JD Total Acres: 3.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS