

LOT 18 DAVIS S/D.  
337-541, WD 785-253, WD 867-653,

BEINING GARY/BEINING AMELIA  
830 NW GAR POND CT  
WHITE SPRINGS, FL 32096

**2026**

20-2S-16-01657-018  
[Barcode]

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN 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		4	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	2,100	100	
TOTALS	2,100		2,100 128,009

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
2	MANUF	1	100%	- 2026	Heated Area: 2100		HX Base Yr 2026																		
<table border="1"> <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></td> <td>04/14/2025</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/14/2025	MLU
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		128,009	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		14,738	
TOTAL MARKET VALUE		149,747	
SOH/AGL Deduction		0	
ASSESSED VALUE		149,747	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		98,336	
TOTAL JUST VALUE		149,747	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		156,729	
SALE: 2:1: WD REPLACING AGREEMENT			
XFOB: 1:1: SOUTH MANOR M H			
SALE: 1:1: DW MH INCLUDED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045725	Roof Replacement	16,900	10/20/2022
17877	M H	125	01/29/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/1622	12/30/2024	WD	U	I	12	210,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: BEINING GARY						
1452/1971	11/17/2021	CT	U	I	18	0
GRANTOR: JOHNSON DAVID LEE						
GRANTEE: FEDERAL NATIONAL MO						

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	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	

BUILDING NOTES			
830 NW GAR POND CT, WHITE SPRINGS			

BUILDING DIMENSIONS			
BAS= W70 S30 E70 N30\$.			

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	3.93	AC		1.00	1.00	0.50	7,500.00	3,750.00	14,738							