

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

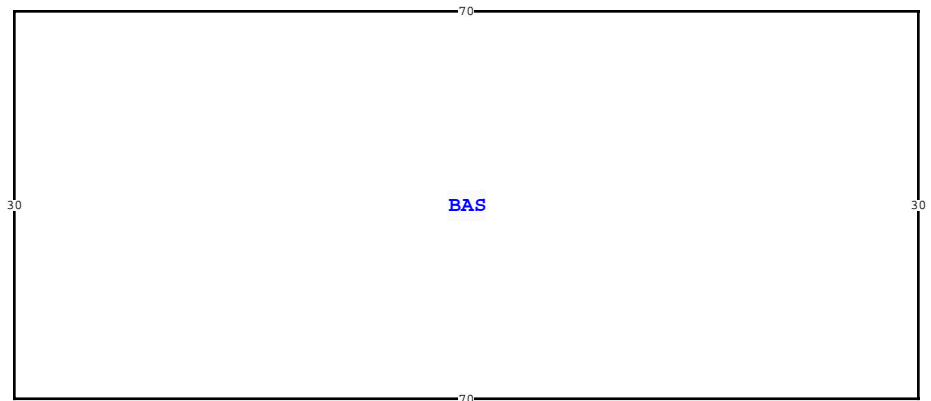
BEINING GARY/BEINING AMELIA
830 NW GAR POND CT
WHITE SPRINGS, FL 32096

2026

20-2S-16-01657-018
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

ELEMENT	CD	CONSTRUCTION
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

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						



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	2,100	100		2,100	128,009
TOTALS	2,100			2,100	128,009

830 NW GAR POND CT, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
INC DATE		AG DATE	MLU

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	

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	DPHT 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	10,000.00	5,000.00	19,650							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	128,009		
TOTAL MARKET OB/XF VALUE	7,000		
TOTAL LAND VALUE - MARKET	19,650		
TOTAL MARKET VALUE	154,659		
SOH/AGL Deduction	40,289		
ASSESSED VALUE	114,370		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	62,959		
TOTAL JUST VALUE	154,659		
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						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W70 S30 E70 N30\$.