LOT 23 DAVIS S/D.
372-708, 484-667, 960-272, 997-2

SMITH DAVID/SMITH CHERYL
452 NW GAR POND CT
WHITE SPRINGS, FL 32096

2026

20-2S-16-01657-023

COLUMBIA COUNTY PROPERTY

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	13	LAM/VNLPLK 100
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

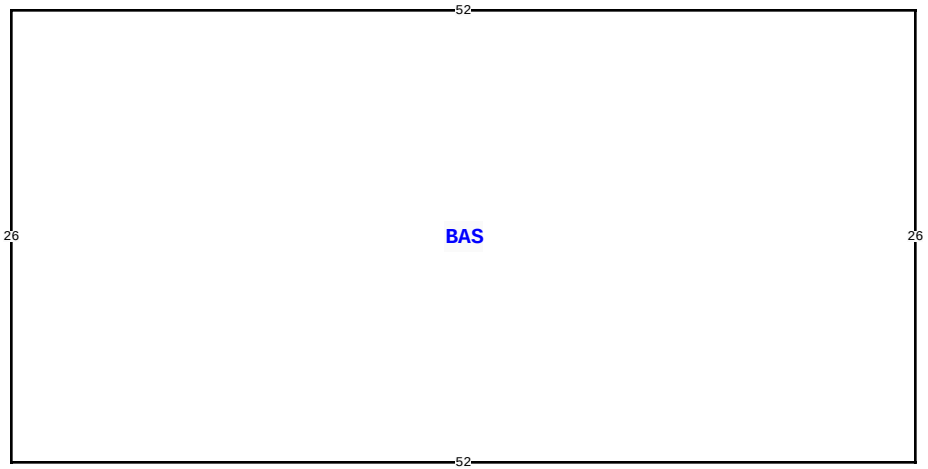
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	20216.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	84,312
TOTALS	1,352			1,352	84,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,352	117.0000	95.94	129,711	1990	2010	0	0	0	35.00	65.00

1 MANUF 1 0% - 2026 Heated Area: 1352 HX Base Yr



452 NW GAR POND CT, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/17/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	84,312
TOTAL MARKET OB/XF VALUE	8,150
TOTAL LAND VALUE - MARKET	8,432
TOTAL MARKET VALUE	100,894
SOH/AGL Deduction	0
ASSESSED VALUE	100,894
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,894
TOTAL JUST VALUE	100,894
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1548/519	8/28/2025	WD	U	I	41	170,000
GRANTOR: MYERS MORRIS A						
GRANTEE: SMITH DAVID						
1496/1806	8/07/2023	WD	Q	I	01	45,000
GRANTOR: YOUNG ALLISON MABLE						
GRANTEE: MYERS MORRIS A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S26 E52 N26$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
5	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
7	0081	DECKING WI	0	0	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	

LAND DESCRIPTION

TOTAL OB/XF 8,150

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		00	0.00	0.00	1.24	AC		1.00	1.00	0.80	8,500.00	6,800.00	8,432							

REVIEW DATE 12/31/2025 BY TP Total Acres: 1.24 Total Land Value: 8,432 Market: 0 Agricultural: 0 Common: 8,432 PRINTED 03/25/2026 BY SYS