

LOT 35 DAVIS S/D.  
342-349, DC 1041-1603, LE 1387  
-1107, LE 1387-2674,

MINNICH ELEANOR M  
379 NW CAESAR CT  
WHITE SPRINGS, FL 32096

2026

20-2S-16-01657-035

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	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	2,280	100	
TOTALS	2,280		134,266

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%	- 0	Heated Area: 2280			HX Base Yr				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-size: 2em;">BAS</span> </div>												
TOTALS	2,280		2,280	134,266								

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				134,266		
TOTAL MARKET OB/XF VALUE				12,204		
TOTAL LAND VALUE - MARKET				12,648		
TOTAL MARKET VALUE				159,118		
SOH/AGL Deduction				67,635		
ASSESSED VALUE				91,483		
TOTAL EXEMPTION VALUE				HX HB WX 56,411		
BASE TAXABLE VALUE				35,072		
TOTAL JUST VALUE				159,118		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				159,118		
PRCL:0:9: LIFE EST. CLM						
XFOB:1:1: GLEN OAKS M H						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
24024	M H	325	01/06/2006			
<b>SALES DATA</b>						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1387/2674	6/24/2019	LE U	I	I	14	100
GRANTOR: ELEANOR M MINNICH						
GRANTEE: ELEANOR M MINNICH (						
1387/1107	6/24/2019	LE U	I	I	14	100
GRANTOR: ELEANOR M MINNICH						
GRANTEE: ELEANOR M MINNICH (						
<b>BUILDING NOTES</b>						
<b>BUILDING DIMENSIONS</b>						
BAS= W76 S30 E76 N30\$.						

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	0294	SHED WOOD/	0	100 12 12	144.00	UT	3.50	3.50	100	1993	1993	3	100	504	
2	0190	FPLC PF	0	100 0 0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	0285	SALVAGE	0	100 0 0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
4	9945	Well/Sept	0	100 0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9947	Septic	0	100 0 0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
<b>TOTAL OB/XF</b>													12,204		

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		00	0.00	0.00	0.93	AC		1.00	1.00	0.80	8,500.00	6,800.00	6,324								
2	0200	C	MBL HM	0		00	0.00	0.00	0.93	AC		1.00	1.00	0.80	8,500.00	6,800.00	6,324								