

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

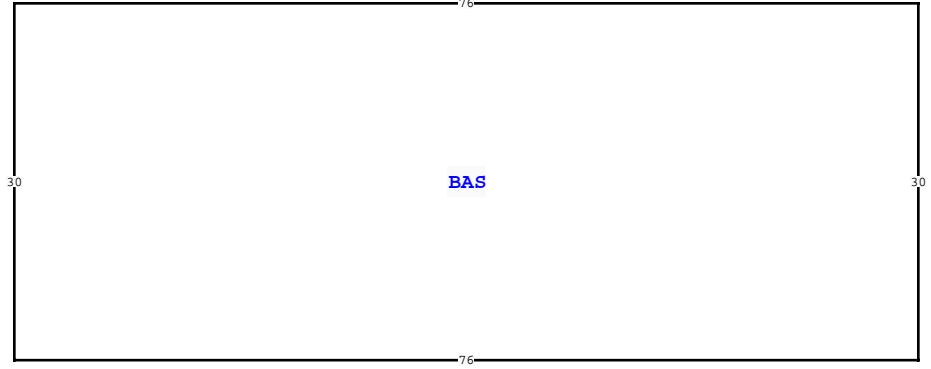
MINNICH ELEANOR M  
379 NW CAESAR CT  
WHITE SPRINGS, FL 32096

**2026**

20-2S-16-01657-035  


BUILDING CHARACTERISTICS	
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

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							



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	2,280	100		2,280	134,266
TOTALS	2,280			2,280	134,266

363 NW CAESAR CT, WHITE SPRINGS

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

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	16,368			
TOTAL MARKET VALUE	162,838			
SOH/AGL Deduction	71,108			
ASSESSED VALUE	91,730			
TOTAL EXEMPTION VALUE	56,411		HX HB WX	
BASE TAXABLE VALUE	35,319			
TOTAL JUST VALUE	162,838			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	159,118			
PRCL:0:9: LIFE EST. CLM				
XFOB:1:1: GLEN OAKS M H				

SALES DATA						
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 (						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W76 S30 E76 N30\$.

LAND DESCRIPTION																	TOTAL OB/XF										12,204									
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	11,000.00	8,800.00	8,184																			
2	0200	C	MBL HM	0		00	0.00	0.00	0.93	AC		1.00	1.00	0.80	11,000.00	8,800.00	8,184																			