LOT 36 DAVIS S/D.
423-415, 623-535, 623-536, 927-9

HIGDON HAYLEY
379 NW CAESAR CT
WHITE SPRINGS, FL 32096

2026

20-2S-16-01657-036

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

447 NW CAESAR CT, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,044
TOTAL LAND VALUE - MARKET	11,904
TOTAL MARKET VALUE	19,948
SOH/AGL Deduction	0
ASSESSED VALUE	19,948
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	19,948
TOTAL JUST VALUE	19,948
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	16,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21023	M H	125	08/28/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/880	5/13/2025	WD	U	I	11	100
GRANTOR: HIGDON MINNICH RENEE						
GRANTEE: HIGDON HAYLEY						
1299/1147	8/10/2015	QC	U	V	11	0
GRANTOR: RONALD LEE & CASSANDR						
GRANTEE: RENNEE MINNICH HIGD						

BUILDING NOTES

BUILDING DIMENSIONS

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	0070	CARPORT UF	0	0	16	26	416.00	UT	1.50	1.50	100	1993	1993	3	100	624	
2	0294	SHED WOOD/	0	0	10	12	120.00	UT	3.50	3.50	100	1993	1993	3	100	420	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,044

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	0700	C	MISC RES	0		00	0.00	0.00	1.24	AC		1.00	1.00	0.80	12,000.00	9,600.00	11,904							

REVIEW DATE 11/16/2022 BY KS Total Acres: 1.24 Total Land Value: 11,904 Market: 0 Agricultural: 0 Common: 11,904 PRINTED 06/09/2026 BY SYS