

LOT 46 DAVIS S/D.
ORB 482-403, 690-578, 788-2141
,788-2142, 888-1964/1966

RANSON GERALD/RANSON MICHAEL
430 NW LONNIE LN
WHITE SPRINGS, FL 32096

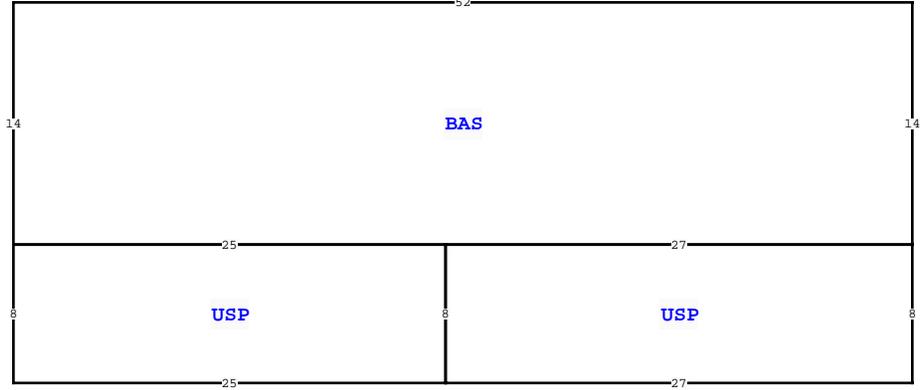
2026

20-2S-16-01657-046



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	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	728	100	
USP	200	35	
USP	216	35	
TOTALS	1,144		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HME	25%	- 2026									Heated Area: 728	HX Base Yr 2026



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			20,438
TOTAL MARKET OB/XF VALUE			11,550
TOTAL LAND VALUE - MARKET			37,080
TOTAL MARKET VALUE			69,068
SOH/AGL Deduction			0
ASSESSED VALUE			69,068
TOTAL EXEMPTION VALUE	HA HAB	17,267	
BASE TAXABLE VALUE			51,801
TOTAL JUST VALUE			69,068
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			59,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14004	GARAGE	50	05/13/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0886/1966	2/10/1997	WD	Q	I		36,900
GRANTOR: MARY LOU FLANIGAN						
GRANTEE: RANSON						
0788/2142	4/08/1994	AG	U	V	13	10,000
GRANTOR: DENNIS & MARIE HUDSON						
GRANTEE: MARY LOU FLANIGAN						

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	0020	BARN,FR	0	25	24	24	1.00	UT	0.00	100	1993	1993	3	100	4,000	
2	0297	SHED CONCR	0	25	0	0	1.00	UT	0.00	100	2005	2005	3	100	500	
3	9945	Well/Sept	0	25	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	25	0	0	1.00	UT	0.00	100	2013	2013	3	100	50	

BUILDING NOTES			
430 NW LONNIE LN, WHITE SPRINGS			

BUILDING DIMENSIONS			
BAS= W52 S14 USP= S8 E25 N8 W25\$ E25 USP= S8 E27 N8 W27\$ E27 N14\$.			

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	0102	C	SFR/MH	25		A-1	0.00	0.00	5.15	AC		1.00	1.00	0.80	9,000.00	7,200.00	37,080							