COMM NW COR OF SE1/4 OF NE1/4, R FT FOR POB, CONT S 532.81 FT, E TO E LINE OF SEC, CONT E 186.95 ,

CARROLL RICHARD JAMES/CARROLL CATHERINE GREER

2027

21-2S-16-01687-000

BUILDING CHARACTERISTICS

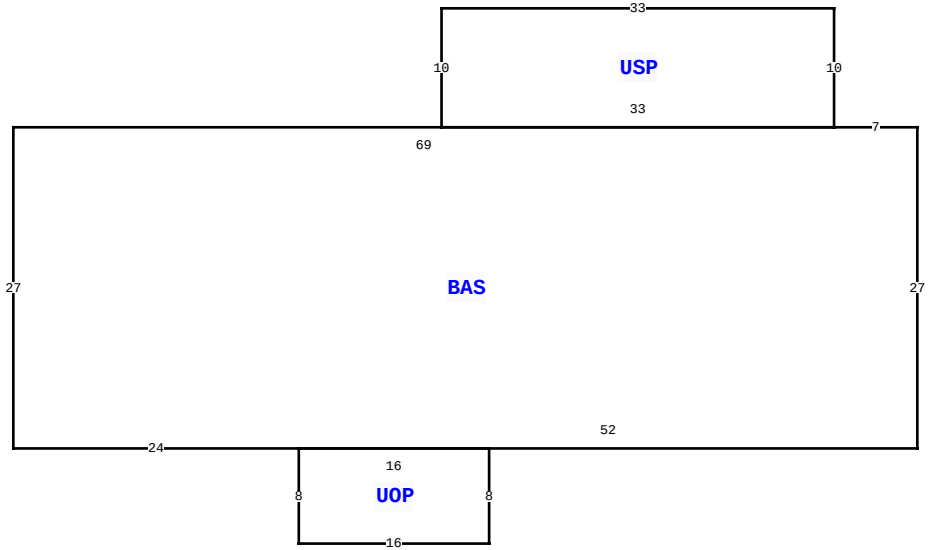
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
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	21216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	123,751
UOP	128	25		32	1,930
USP	330	35		116	6,995
TOTALS	2,510			2,200	132,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,200	117.9000	109.65	241,230	2000	2000	0	0	0	45.00	55.00

2 MANUF 1 0% - 2022 Heated Area: 2052 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

9036 NW US HIGHWAY 41 , WHITE SPRINGS

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	132,676
TOTAL MARKET OB/XF VALUE	15,710
TOTAL LAND VALUE - MARKET	69,200
TOTAL MARKET VALUE	217,586
SOH/AGL Deduction	0
ASSESSED VALUE	217,586
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	217,586
TOTAL JUST VALUE	217,586
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	219,014

SALE:4:1: INCLUDED 1 AC -01711-000 TOTAL AC 18.86

SALE:3:1: SALE INCL RE# 01711-000

SALE:2:1: IN LIEU OF FORECLOSURE??

BLDG:1:1: FLEETWOOD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16124	M H	125	10/08/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1452/1277	11/12/2021	WD	Q	I	01	150,000
GRANTOR: OGBURN SANDRA						
GRANTEE: CARROLL RICHARD JAM						
1449/1254	10/07/2021	PB	U	I	18	0
GRANTOR: CLERK OF COURT (ESTAT						
GRANTEE: OGBURN SANDRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 USP= N10 W33 S10 E33$ W69 S27 E24 UOP= S8 E16 N8 W16$ E52 N27$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
3	0296	SHED METAL	0	0	18	20	360.00	UT	12.00	12.00	100	2008	2008	3	100	4,320	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0060	CARPORT F	0	0	22	24	528.00	UT	5.00	5.00	100	2008	2008	3	100	2,640	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
7	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 15,710

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		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	24,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	5.65	AC		1.00	1.00	1.00	8,000.00	8,000.00	45,200							

REVIEW DATE 12/06/2022 BY KS Total Acres: 8.65 Total Land Value: 69,200 Market: 0 Agricultural: 0 Common: 69,200 PRINTED 11/17/2026 BY SYS