COMM SE COR OF SE1/4 OF NE1/4,
RUN N 862.43 FT TO W R/W US-41
FOR POB, CONT N ALONG R/W

BROWN DANIELLE DENISE
9176 NW US HIGHWAY 41
WHITE SPRINGS, FL 32096

2027

21-2S-16-01687-001

BUILDING CHARACTERISTICS

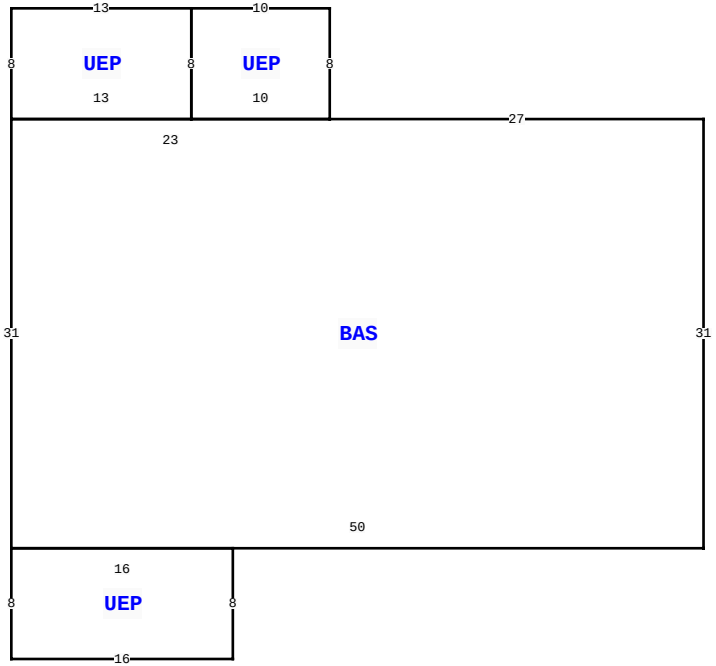
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,550	100		1,550	120,557
UEP	80	60		48	3,734
UEP	104	60		62	4,822
UEP	128	60		77	5,989
TOTALS	1,862			1,737	135,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,737	108.7800	119.66	207,849	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1550 HX Base Yr



9176 NW US HIGHWAY 41 , WHITE SPRINGS

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

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	0081	DECKING WI	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2021	2020		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	135,102
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	158,302
SOH/AGL Deduction	0
ASSESSED VALUE	158,302
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	158,302
TOTAL JUST VALUE	158,302
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050019	Electrical Servic	0	05/31/2024
41096	REMODEL		01/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1307/0099	9/30/2015	WD	U	I	12	55,500
GRANTOR: WELLS FARGO FINANCIAL						
GRANTEE: DANIELLE DENISE BRO						
1284/1168	10/29/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT (SIRAR						
GRANTEE: WELLS FARGO FINANCI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 UEP= N8 W10 UEP= W13 S8 E13 N8$ S8 E10$ W23 S31UEP= S8 E16 N8 W16$ E50 N31$.

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	0100	C	SFR	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	22,000							

REVIEW DATE 12/06/2022 BY KS Total Acres: 2.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS