COMM AT NW COR OF SE1/4 OF NE1/4
FT FOR POB CONT E 1023.68 FT TO
41, SE ALONG R/W 234.90 FT, SW 2

D'ORSI JOHN R/D'ORSI JESSICA LYNN
9210 NW US HIGHWAY 41
WHITE SPRINGS, FL 32096

2027

21-2S-16-01687-002

BUILDING CHARACTERISTICS

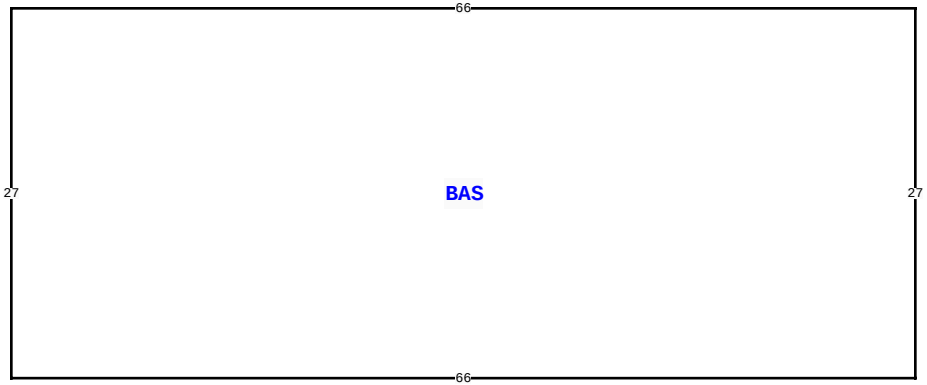
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	5000	IMPROVED AG
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	1,782	100		1,782	106,459
TOTALS	1,782			1,782	106,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,782	116.8000	108.62	193,561	1998	1998	0	0	0	45.00	55.00

2 MANUF 1 100% - 2021 Heated Area: 1782 HX Base Yr 2021



9098 NW US HIGHWAY 41 , WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	09/14/2022 SPF

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
3	0040	BARN,POLE	0	100	18	36	648.00	UT	5.00	5.00	100	2008	2008	3	100	3,240	
4	0030	BARN,MT	0	100	22	48	1,056.00	UT	9.00	9.00	100	2013	2013	3	100	9,504	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		106,459
TOTAL MARKET OB/XF VALUE		21,444
TOTAL LAND VALUE - MARKET		80,080
TOTAL MARKET VALUE		155,098
SOH/AGL Deduction		48,869
ASSESSED VALUE		106,229
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		54,818
TOTAL JUST VALUE		207,983
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,129

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15199	M H	125	03/11/1999
9822	M H	125	06/09/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1380/2728	3/22/2019	WD	Q	I	05	169,000
GRANTOR: BAILEY R JR & SANDRA						
GRANTEE: JOHN R & JESSICA LY						
1258/2353	7/24/2013	WD	U	I	11	100
GRANTOR: PHILLIP WAYNE & KIMBE						
GRANTEE: BAILEY R OGBURN JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E66 N27$.

LAND DESCRIPTION

TOTAL OB/XF 21,444

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	100		A-1	0.00	0.00	3.01	AC		1.00	1.00	1.00	8,000.00	8,000.00	24,080							
2	5500	A	TIMBER 2	100					7.00	AC		1.00	1.00	1.00	445.00	445.00	3,115							
3	9910	M	MKT.VAL.AG	100					7.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	56,000							

REVIEW DATE 12/06/2022 BY KS Total Acres: 10.01 Total Land Value: 27,195 Market: 56,000 Agricultural: 3,115 Common: 24,080 PRINTED 11/17/2026 BY SYS