

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

**2026**

21-2S-16-01687-002  


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 Floor	13	LAM/VNLPLK	90
Interior Floor	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
BAS	1,782	100	
TOTALS	1,782		1,782 107,605

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	100% - 2021		Heated Area: 1782					HX Base Yr	2021

BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			107,605
TOTAL MARKET OB/XF VALUE			21,444
TOTAL LAND VALUE - MARKET			80,080
TOTAL MARKET VALUE			156,244
SOH/AGL Deduction			53,018
ASSESSED VALUE			103,226
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			51,815
TOTAL JUST VALUE			209,129
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			194,114

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						

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

BUILDING NOTES	
BAS= W66 S27 E66 N27S.	

BUILDING DIMENSIONS	
BAS= W66 S27 E66 N27S.	

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	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	1995	1995	3	100	500	
2	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
3	0040	BARN, POLE	0	100	18	36	UT	5.00	5.00	100	2008	2008	3	100	3,240	
4	0030	BARN, MT	0	100	22	48	UT	9.00	9.00	100	2013	2013	3	100	9,504	
5	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
<b>TOTAL OB/XF 21,444</b>																

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	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							