

COMM NW COR OF SE1/4 OF NE1/4, R
 RUN E 454.81 FT FOR POB, RUN E 2
 FT, E 307.75 FT, S 19 DG E 295.1

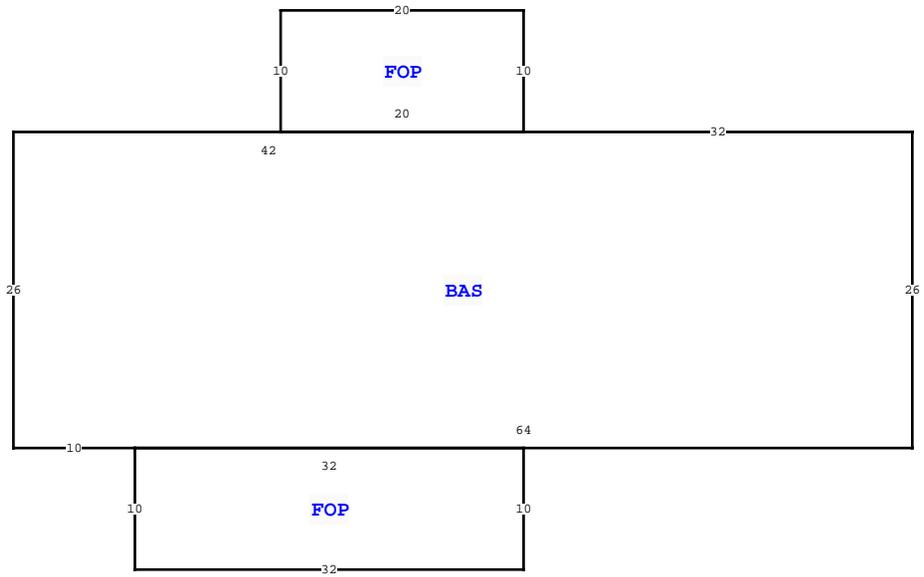
CARROLL RICHARD/CARROLL CATHERINE
 9098 NW US HIGHWAY 41
 WHITE SPRINGS, FL 32096

2026

21-2S-16-01687-003


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	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 Units	01	CONV	100
		0	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
BAS	1,924	100	
FOP	200	35	
FOP	320	35	
TOTALS	2,444		

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%	-	2020						
Heated Area: 1924						HX Base Yr 2020					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			153,333
TOTAL MARKET OB/XF VALUE			11,540
TOTAL LAND VALUE - MARKET			62,880
TOTAL MARKET VALUE			227,753
SOH/AGL Deduction			72,692
ASSESSED VALUE			155,061
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			103,650
TOTAL JUST VALUE			227,753
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			222,727
SALE:1:1: 7.86 AC W/MH SPLIT FROM 01687-000			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055045	Mobile Home		02/19/2026
000042150	Roof Replacement	10,000	06/16/2021
28795	M H	375	08/17/2010
10326	GARAGE	50	10/16/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1378/2185	2/07/2019	WD	Q	I	01	150,000
GRANTOR: ROBERT & MARIA PHILLI						
GRANTEE: RICHARD & CATHERINE						
1127/1056	8/06/2007	QC	U	I		100
GRANTOR: WILLIAM PHILLIPS						
GRANTEE: ROBERT & MARIA PHIL						

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	0294	SHED WOOD/	0	100	24	26	1.00	UT	0.00	100	1993	1993	3	100	1,500	
2	0070	CARPORT UF	0	100	0	0	960.00	UT	1.50	100	2010	2010	3	100	1,440	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	100	2023	2022		100	800	
5	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	100	2023	2022		100	800	
TOTALS															11,540	

LAND DESCRIPTION																								
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	7.86	AC		1.00	1.00	1.00	8,000.00	8,000.00	62,880							