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

2027

21-2S-16-01687-003

BUILDING CHARACTERISTICS

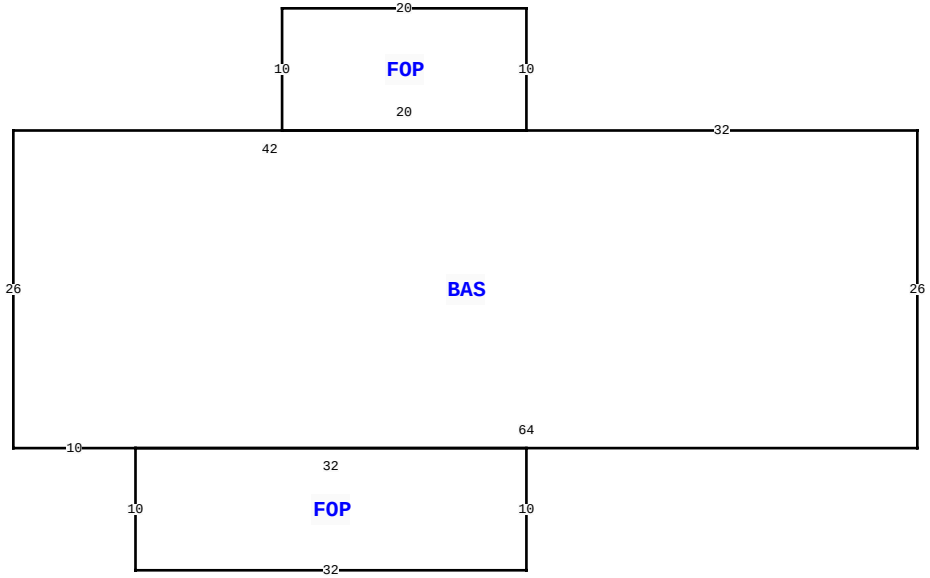
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	1,924	100		1,924	138,590
FOP	200	35		70	5,042
FOP	320	35		112	8,068
TOTALS	2,444			2,106	151,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,106	113.9000	105.93	223,089	2011	2011	0	0	0	32.00	68.00

2 MANUF 1 100% - 2020 Heated Area: 1924 HX Base Yr 2020



9094 NW US HIGHWAY 41, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	0294	SHED WOOD/	0	100	24	26	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0070	CARPORT UF	0	100	0	0	960.00	UT	1.50	1.50	100	2010	2010	3	100	1,440	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
5	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2027	2026		100	7,000	
7	0296	SHED METAL	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2027	2026		100	4,000	
8	0262	PRCH,FOP	0	100	0	0	1.00	UT	300.00	300.00	100	2027	2026		100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	151,701
TOTAL MARKET OB/XF VALUE	21,740
TOTAL LAND VALUE - MARKET	62,880
TOTAL MARKET VALUE	236,321
SOH/AGL Deduction	65,308
ASSESSED VALUE	171,013
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	119,602
TOTAL JUST VALUE	236,321
NCON VALUE	11,300
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	227,753

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 FOP= N10 W20 S10 E20$ W42 S26 E10 FOP= S10 E32 N10W32$ E64 N26$.

LAND DESCRIPTION

TOTAL OB/XF 21,740

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

REVIEW DATE 04/17/2026 BY JAELIN Total Acres: 7.86 Total Land Value: 62,880 Market: 0 Agricultural: 0 Common: 62,880 PRINTED 11/17/2026 BY SYS