E1/2 OF NW1/4 OF NE1/4.
ORB 707-775, DC 1147-1423
(EMORY SINGLETARY), WD 1147-

SINGLETARY SUSAN/O'STEEN CHARLES EUGENE
239 NW CHARMING CT
WHITE SPRINGS, FL 32096

2027

23-2S-15-00072-002

BUILDING CHARACTERISTICS

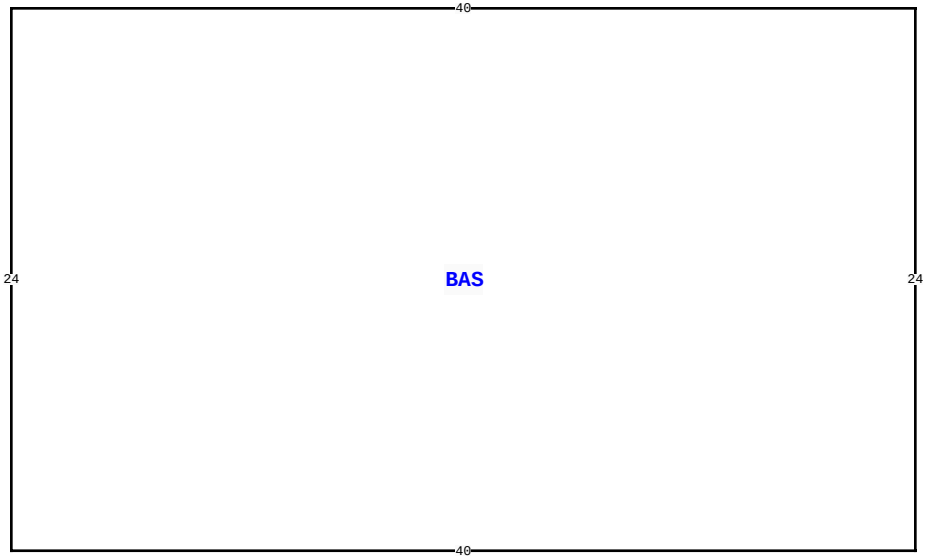
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	23215.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	13,978
TOTALS	960			960	13,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	60.6690	36.40	34,944	1974	1974	0	0	0	60.00	40.00

3 MOBILE HME 100% - 2009 Heated Area: 960 HX Base Yr 2009



239 NW CHARMING CT, WHITE SPRINGS

BLD DATE		LGL DATE	05/18/2026 MLU
XF DATE		LAND DATE	
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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
8	0285	SALVAGE	0	100	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		13,978
TOTAL MARKET OB/XF VALUE		12,000
TOTAL LAND VALUE - MARKET		52,250
TOTAL MARKET VALUE		78,228
SOH/AGL Deduction		31,240
ASSESSED VALUE		46,988
TOTAL EXEMPTION VALUE	HX HB WX SX	46,988
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		78,228
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		78,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1147/1424	4/07/2008	WD	Q	I	01	6,500
GRANTOR: CHARLES EUGENE O'STEE						
GRANTEE: SUSAN SINGLETARY &						
0707/0775	1/12/1990	WD	Q	V		15,000
GRANTOR: SALLY MOSES						
GRANTEE: SINGLETARY-O'STEEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 N24$.

LAND DESCRIPTION

TOTAL OB/XF 12,000

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		00	0.00	0.00	20.00	AC		1.00	1.00	0.48	5,500.00	2,612.50	52,250							

REVIEW DATE 11/04/2022 BY JD Total Acres: 20.00 Total Land Value: 52,250 Market: 0 Agricultural: 0 Common: 52,250 PRINTED 11/17/2026 BY SYS