

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

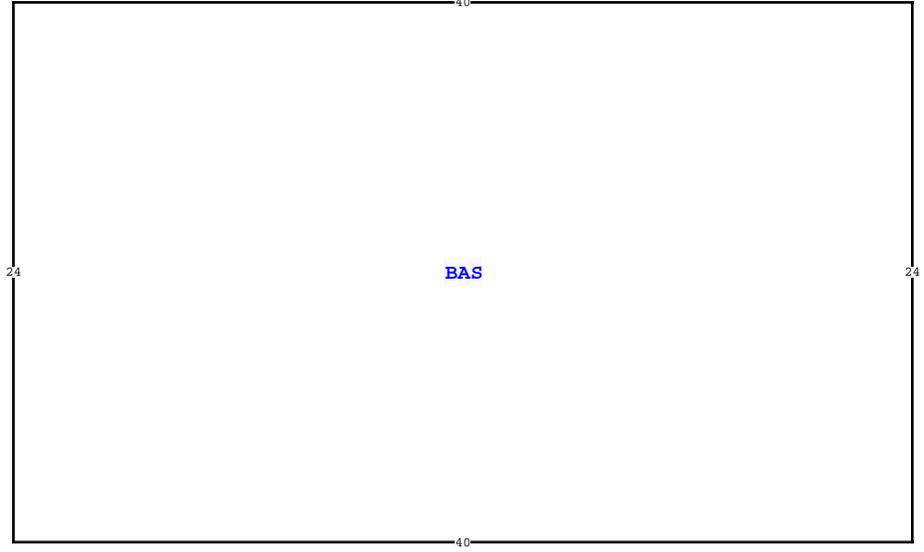
SINGLETARY SUSAN/O'STEEN CHARLES EUGENE
 239 NW CHARMING CT
 WHITE SPRINGS, FL 32096

2026

23-2S-15-00072-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	01	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	01	MINIMUM	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	02	CONVECTION	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	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
BAS	960	100	
TOTALS	960		13,978

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3	MOBILE HME	100%	- 2009		34,944	1974	1974	0	0	60.00	40.00
				Heated Area: 960			HX Base Yr 2009				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
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		32,609	
ASSESSED VALUE		45,619	
TOTAL EXEMPTION VALUE	HX HB WX SX	45,619	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		78,228	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		68,728	

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	Q	I	01	6,500
GRANTOR: CHARLES EUGENE O'STEE						
GRANTEE: SUSAN SINGLETARY &						
0707/0775	1/12/1990	WD Q	Q	V		15,000
GRANTOR: SALLY MOSES						
GRANTEE: SINGLETARY-O'STEEN						

EXTRA FEATURES		239 NW CHARMING CT, WHITE SPRINGS														
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	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	2005	2005	3	100	200	
2	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	2005	2005	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	100	2005	2005	3	100	500	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100			3	100	3,000	
6	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	100	2005	2005	3	100	500	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	200	
8	0285	SALVAGE	0	100	0	0	1.00	UT	500.00	100	2023	2022	3	100	500	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/18/2026	MLU

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W40 S24 E40 N24\$.											

LAND DESCRIPTION												TOTAL OB/XF												12,000				
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	CONSVR				
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											