S1/2 OF E1/2 OF E1/2 OF NE1/4 OF
R/W.

SWINNEY MARY JO
902 NW WHITE SPRINGS AVE
WHITE SPRINGS, FL 32096

2027

24-2S-15-00083-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 03

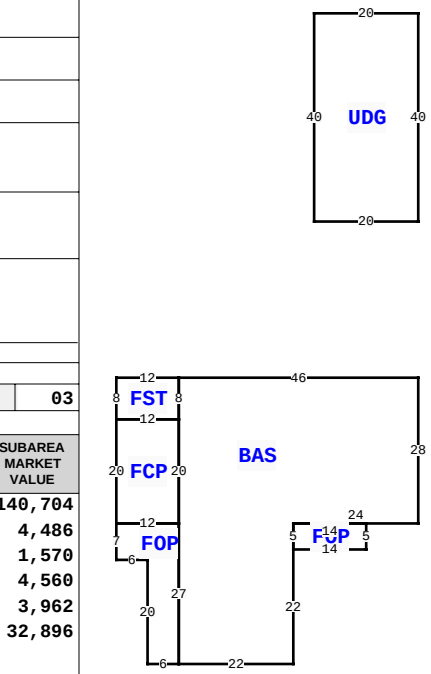
NEIGHBORHOOD/LOC 2415.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,882	100		1,882	140,704
FCP	240	25		60	4,486
FOP	70	30		21	1,570
FOP	204	30		61	4,560
FST	96	55		53	3,962
UDG	800	55		440	32,896
TOTALS	3,292			2,517	188,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,517	104.5660	115.02	289,505	1956	1956	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2001 Heated Area: 1882 HX Base Yr 2001



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

902 NW WHITE SPRINGS AVE, WHITE SPRINGS

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
3	0040	BARN,POLE	0	100	30	46	1.00	UT	0.00	0.00	100	2013	2013	3	100	3,450	
4	0252	LEAN-TO W/	0	100	12	46	1.00	UT	0.00	0.00	100	2013	2013	3	100	828	
5	0252	LEAN-TO W/	0	100	12	46	1.00	UT	0.00	0.00	100	2013	2013	3	100	828	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	188,178
TOTAL MARKET OB/XF VALUE	7,906
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	241,084
SOH/AGL Deduction	105,619
ASSESSED VALUE	135,465
TOTAL EXEMPTION VALUE	HX HB SX WX 106,411
BASE TAXABLE VALUE	29,054
TOTAL JUST VALUE	241,084
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	244,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046076	Roof Replacement	8,000	12/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/2258	5/26/2022	LE	U	I	14	100
GRANTOR: SWINNEY BOBBY F						
GRANTEE: SWINNEY BOBBY F						
0916/0780	12/14/2000	WD	Q	I	01	100
GRANTOR: PATRICK SWINNEY						
GRANTEE: MARY JO OR BOBBY F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W46 S8 S20 S27 E22 N22 N5 E24 N28 $
UDG=[ORIG=0,-30] N40 W20 S40 E20 $
FCP=[ORIG=-46,8] W12 S20 E12 N20 $
FOP=[ORIG=-46,28] W12 S7 E6 S20 E6 N27 $
FST=[ORIG=-46,0] W12 S8 E12 N8 $
FOP=[ORIG=-24,33] E14 N5 W14 S5 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,906

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	0100	C	SFR	100			0.00	0.00	5.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,000							

REVIEW DATE 12/27/2022 BY JS Total Acres: 5.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2026 BY SYS