COMM NW COR OF SW1/4 OF NE1/4,
RUN S 329.81 FT TO POB, RUN S
987.21 FT, NE 1017.65 FT, W

THOMAS RUBEN HOWARD JR
16578 N US HWY 441
WHITE SPRINGS, FL 32096

2027

28-1S-17-04583-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	28117.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	3,752
TOTAL MARKET VALUE	3,752
SOH/AGL Deduction	0
ASSESSED VALUE	3,752
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,752
TOTAL JUST VALUE	3,752
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,752

LAND:1:1: IRREGULAR SHAPE, PARTLY WET

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0948/2640	3/14/2002	WD	Q	V	01	100

GRANTOR: HOWARD THOMAS

GRANTEE: RUBEN H THOMAS JR

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		A-1	0.00	0.00	2.68	AC		1.00	1.00	0.50	2,800.00	1,400.00	3,752							

REVIEW DATE 04/14/2025 BY MLU Total Acres: 2.68 Total Land Value: 3,752 Market: 0 Agricultural: 0 Common: 3,752 PRINTED 11/17/2026 BY SYS