

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

2026

28-1S-17-04583-001



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																													
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																											
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 3,752 TOTAL MARKET VALUE 3,752 SOH/AGL Deduction 23 ASSESSED VALUE 3,729 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 3,729 TOTAL JUST VALUE 3,752 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 3,752																													
																				LAND:1:1: IRREGULAR SHAPE, PARTLY WET																													
																				<table border="1"> <thead> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>										PERMIT NUM	DESCRIPTION	AMT	ISSUED																
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EXTRA FEATURES																																																	
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																																	
LAND DESCRIPTION																	TOTAL OB/XF 0																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 06/08/2026 BY SYS																																																	