COMM INTERS OF S LINE OF SEC & W
N 16 DEG W 1052.6 FT FOR POB, TH
871.20 FT, N 16 DEG W 2000.00 FT

THOMAS GRACE MARIE
18328 N US HWY 441
WHITE SPRINGS, FL 32096

2027

31-1N-17-04458-000

BUILDING CHARACTERISTICS

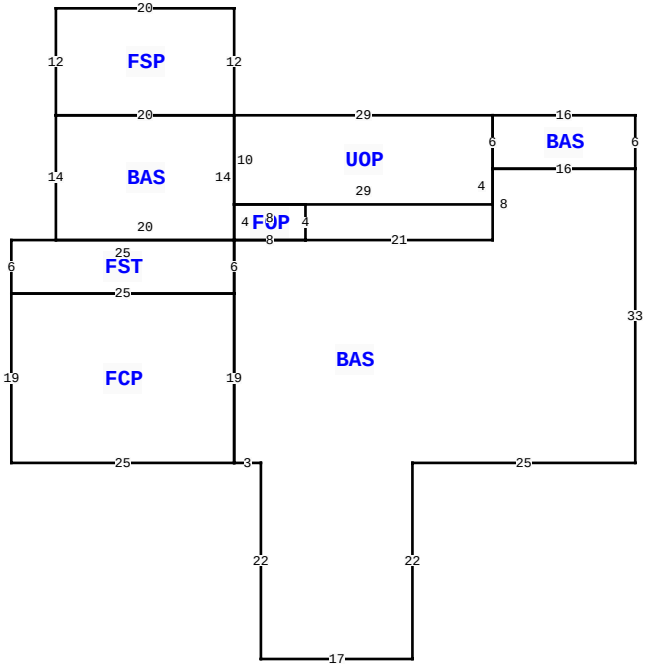
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	900117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	96	100		96	7,357
BAS	280	100		280	21,458
BAS	1,627	100		1,627	124,685
FCP	475	25		119	9,120
FOP	32	30		10	766
FSP	240	40		96	7,357
FST	150	55		82	6,284
UOP	290	20		58	4,445
TOTALS	3,190			2,368	181,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,368	107.1850	117.90	279,187	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 2003 HX Base Yr 2023



18328 N US HIGHWAY 441 , WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/07/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		181,472
TOTAL MARKET OB/XF VALUE		32,682
TOTAL LAND VALUE - MARKET		89,430
TOTAL MARKET VALUE		225,250
SOH/AGL Deduction		0
ASSESSED VALUE		225,250
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		173,839
TOTAL JUST VALUE		303,584
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042658	Roof Replacement	10,500	08/31/2021
000042659	Roof Replacement	18,220	08/31/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1220/1782	8/31/2011	WD	U	V	30	100
GRANTOR: DANIEL THOMAS CRAWFOR						
GRANTEE: GRACE MARIE HILL FK						
1158/0790	8/15/2008	AG	Q	V	03	30,000
GRANTOR: MARGARET HALL						
GRANTEE: KERRY L HUNTCHINGS,						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FOP= N4 W8 S4 E8$ W8 BAS= N14 W20 S14 E20 $ FST= W25 S6 E25 N6$ S6 FCP= W25 S19 E25 N19$ S19 E3S22 E17 N22 E25 N33 BAS= N6 W16 S6 E16$ W16 UOP= N6 W29 FSP= N12 W20 S12 E20$ S10 E29 N4$ S8$.

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	0296	SHED METAL	0	100	24	16	1.00	UT	0.00	0.00	100	0	0	3	100	600	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0020	BARN,FR	0	100	30	64	1,920.00	UT	5.00	5.00	100	1993	1993	3	100	9,600	
4	0282	POOL ENCL	0	100	22	36	792.00	UT	15.00	15.00	100	2010	2010	3	40	4,752	
5	0281	POOL R/FIB	0	100	13	27	351.00	UT	65.00	65.00	100	2010	2010	3	65	14,830	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,400	

LAND DESCRIPTION

TOTAL OB/XF 32,682

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	1.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	3,000							
2	5600	A	TIMBER 3	0			0.00	0.00	28.81	AC		1.00	1.00	1.00	281.00	281.00	8,096							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	28.81	AC		1.00	1.00	1.00	3,000.00	3,000.00	86,430							

REVIEW DATE 07/15/2015 BY DF Total Acres: 29.81 Total Land Value: 11,096 Market: 86,430 Agricultural: 8,096 Common: 3,000 PRINTED 11/17/2026 BY SYS