

COMM NW COR OF GOVT LOT 1, S 641
 CONT S 1632.93 FT, E 1078.72 FT
 NW 1694.03 FT, W 605.96 FT TO PO

TINDELL STANLEY WAYNE/TINDELL JOYCE C
 17580 N US HIGHWAY 441
 WHITE SPRINGS, FL 32096

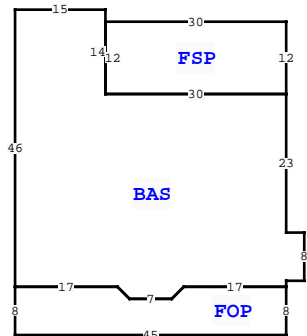
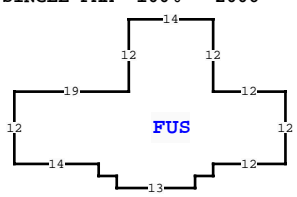
2026

06-1S-17-04493-005



| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|--------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | VINYL SID | 100 |
| Roof Structur | 08 | IRREGULAR | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 14 | CARPET 70 | |
| Interior Floo | 12 | HARDWOOD 30 | |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 2 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 1. | 1. | 100 |
| Architectual | 05 | CONV | 100 |
| Units | | 0 | 100 |
| Condition Adj | 03 | 03 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 06 | 06 | |
| DOR CODE | 5000 | IMPROVED AG | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 1117.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,692 | 100 | |
| FOP | 342 | 30 | |
| FSP | 360 | 40 | |
| FUS | 772 | 100 | |
| TOTALS | 3,166 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|-------------------|-----|-----|------|------|------------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 1 | SINGLE FAM | 100% | - 2006 | | Heated Area: 2464 | | | | | HX Base Yr | 2006 | | |



| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-----------|----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 251,208 |
| TOTAL MARKET OB/XF VALUE | | | 9,856 |
| TOTAL LAND VALUE - MARKET | | | 72,735 |
| TOTAL MARKET VALUE | | | 270,427 |
| SOH/AGL Deduction | | | 80,400 |
| ASSESSED VALUE | | | 190,027 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 | |
| BASE TAXABLE VALUE | | | 138,616 |
| TOTAL JUST VALUE | | | 333,799 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 337,986 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 53579 | Generator | | 07/14/2025 |
| 000053579 | Generator | | 07/14/2025 |
| 22379 | SFR | 639 | 10/11/2004 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1541/1138 | 5/30/2025 | WD P | | I | 99 | 140,000 |

GRANTOR: TINDELL STANLEY WAYNE
 GRANTEE: A.N.A. REAL PROPERT
 1002/2296 12/18/2001 WD Q V 01 106,500
 GRANTOR: GRIFFIN
 GRANTEE: TINDELL

| BUILDING NOTES | |
|---|--|
| BUILDING DIMENSIONS BAS= W15 S46 FOP= S8 E45 N8 W17 L2 D2 W7 U2 L2 W17\$ E17 R2 D2 E7 U2 R2 E17 N1 E3 N8 W3 N23 FSP= N12 W30 S12 E30\$ W30 N14\$ PTR= N30 PUS= N12 W12 N12 W14 S12 W19 S12 E14 S2 E3 S2 E13 N2 E3 N2 E12\$ S30\$. | |

| 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 |
| 1 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | | 1.00 | UT 2,000.00 | 100 | 2005 | 2005 | 3 | 100 | 2,000 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 12 | 36 | | 432.00 | UT 7.00 | 100 | 2005 | 2005 | 3 | 100 | 3,024 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 10 | 12 | | 120.00 | UT 7.00 | 100 | 2005 | 2005 | 3 | 100 | 840 | |
| 4 | 0040 | BARN, POLE | 0 | 100 | 24 | 36 | | 864.00 | UT 3.00 | 100 | 2005 | 2005 | 3 | 100 | 2,592 | |
| 5 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | | 1.00 | UT 0.00 | 100 | 2010 | 2010 | 3 | 100 | 100 | |
| 6 | 0040 | BARN, POLE | 0 | 100 | 0 | 0 | | 1.00 | UT 0.00 | 100 | 2010 | 2010 | 3 | 100 | 600 | |
| 7 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | | 1.00 | UT 0.00 | 100 | 2015 | 2015 | 3 | 100 | 300 | |
| 8 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | | 1.00 | UT 0.00 | 100 | 2015 | 2015 | 3 | 100 | 200 | |
| 9 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | | 1.00 | UT 0.00 | 100 | 2015 | 2015 | 3 | 100 | 200 | |

| LAND DESCRIPTION | | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|-------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT 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 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 6,500.00 | 6,500.00 | 6,500 | | | | | | | |
| 2 | 5600 | A | TIMBER 3 | 0 | | | 0.00 | 0.00 | 10.19 | AC | | 1.00 | 1.00 | 1.00 | 281.00 | 281.00 | 2,863 | | | | | | | |
| 3 | 9910 | M | MKT. VAL. AG | 0 | | | 0.00 | 0.00 | 10.19 | AC | | 1.00 | 1.00 | 1.00 | 6,500.00 | 6,500.00 | 66,235 | | | | | | | |