COMM AT SW COR OF SW 1/4, RUN
E 1383.96 FT TO E R/W LINE OF
MORRELL RD, RUN N ALONG R/W

SWART JOHN
P O BOX 850
WHITE SPRINGS, FL 32096-0850

2021

11-2S-16-01593-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

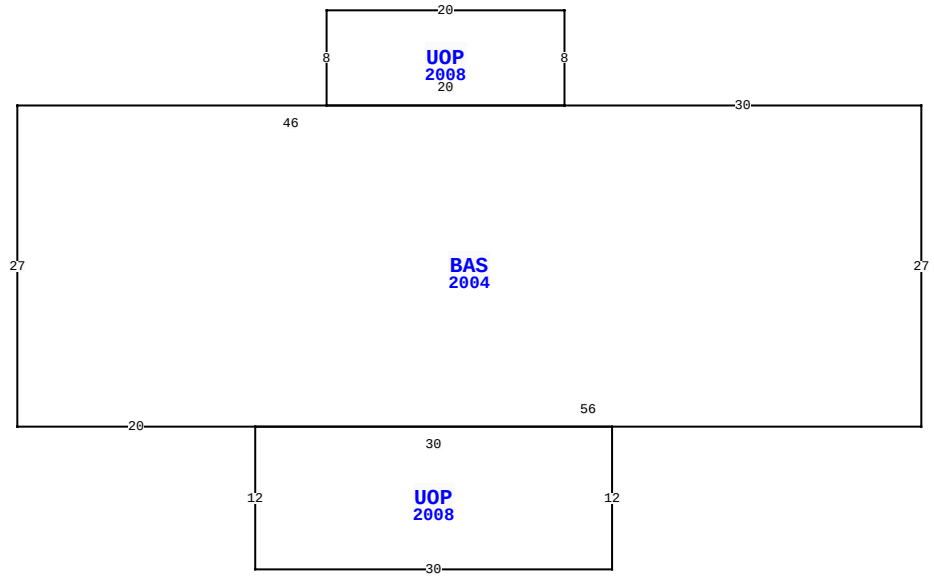
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD	11216.00	1.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	67,005
UOP	160	25	40	1,306
UOP	360	25	90	2,939
TOTALS	2,572		2,182	71,249

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	2,182	113.9000	53.53	116,802	2004	2004	0	0	0	39.00	61.00

1 MANUF 1 – 100% - 2005 HX Base Yr 2005



768 NW MANSFIELD Dr, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		71,249
TOTAL MARKET OB/XF VALUE		14,256
TOTAL LAND VALUE - MARKET		37,570
TOTAL MARKET VALUE		123,075
SOH/AGL Deduction		15,666
ASSESSED VALUE		107,409
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		57,409
TOTAL JUST VALUE		123,075
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,381

SALE:4:1: SALE FOR 10 AC

SALE:3:1: 31.93 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1207/0528	12/13/2010	QC	U	V	11	100
GRANTOR: COUSINEAU						
GRANTEE: SWART						
1157/2704	9/02/2008	QC	U	V	03	100
GRANTOR: COUSINEAU						
GRANTEE: SWAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W30 UOP=[YR=2008] N8 W20 S8 E20$ W46 S27 E20
UOP=[YR=2008] S12 E30 N12 W30$ E56 N27$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,200	
4	0294	SHED WOOD/	0	100	12	24	288.00	UT	12.00	12.00	100	2008	2008	3	100	3,456	
5	0070	CARPORT UF	0	100	12	25	700.00	UT	2.00	2.00	100	2008	2008	3	100	1,400	
6	0296	SHED METAL	0	100	10	20	200.00	UT	11.00	11.00	100	2008	2008	3	100	2,200	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
10	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
11	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 14,256

LN	USE CODE	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	0200	MBL HM	100		A-1	0.00	0.00	4.08	AC		1.00	1.00	1.00	4,000.00	4,000.00	16,320							
2	0700	MISC RES	100			0.00	0.00	3.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	18,000							
3	9945	WELL/SEPT	100		A-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	3,250.00	3,250.00	3,250							

REVIEW DATE 09/26/2018 BY DFRP Total Acres: 7.08 Total Land Value: 37,570 Market: 0 Agricultural: 0 Common: 37,570 PRINTED 09/16/2021