

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

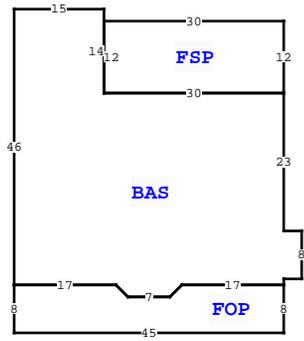
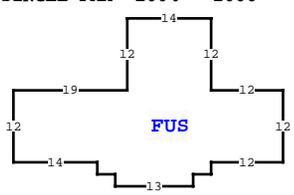
TINDELL STANLEY WAYNE/TINDELL JOYCE C
 17580 N US HIGHWAY 441
 WHITE SPRINGS, FL 32096

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	
0100	01	2,711	110.3088	123.55	334,944	2005	2005	0	0	25.00	75.00	
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 FUS= 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							