COMM AT SW COR OF SEC, RUN E
1383.96 FT TO E R/W OF MORRELL
RD, N ALONG R/W 1195.93 FT,

COUSINEAU MICHAEL
724 NW MANSFIELD DR
WHITE SPRINGS, FL 32096

2021

11-2S-16-01593-015

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

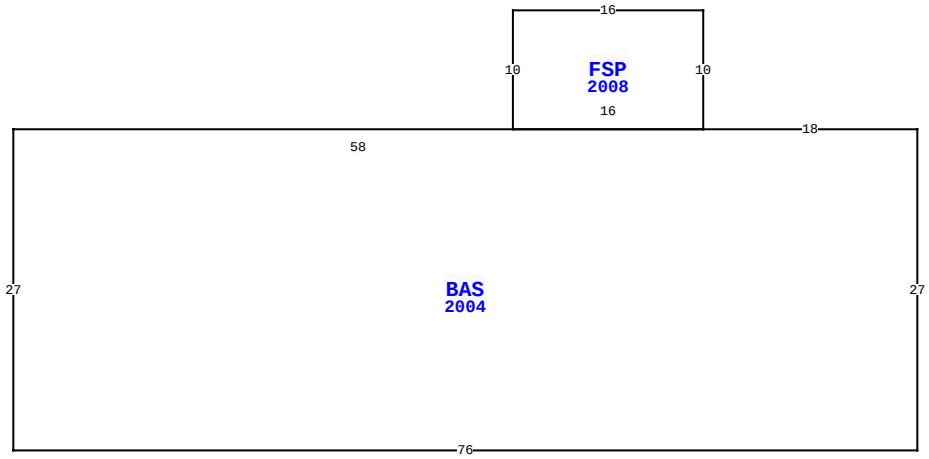
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	71,399
FSP	160	40	64	2,227
TOTALS	2,212		2,116	73,625

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	2,116	113.9000	53.53	113,269	2005	2005	0	0	0	35.00	65.00

1 MANUF 1 – 0% - 0

HX Base Yr



724 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	73,625
TOTAL MARKET OB/XF VALUE	2,200
TOTAL LAND VALUE - MARKET	21,250
TOTAL MARKET VALUE	97,075
SOH/AGL Deduction	0
ASSESSED VALUE	97,075
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,075
TOTAL JUST VALUE	97,075
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,129

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1393/2056	8/29/2019	WD	Q	I	01	86,800
GRANTOR: JOHN & GAIL SWART						
GRANTEE: MICHAEL & MICHELLE						
1338/0320	3/30/2017	QC	U	I	11	100
GRANTOR: COLIE & KIMBERLY HARS						
GRANTEE: JOHN & GAIL SWART (						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W18 FSP=[YR=2008] N10 W16 S10 E16$ W58 S27 E76 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	0	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
3	0031	BARN,MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,200

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	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	18,000							
2	9945	WELL/SEPT	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	3,250.00	3,250.00	3,250							

REVIEW DATE 02/15/2018 BY KR Total Acres: 3.00 Total Land Value: 21,250 Market: 0 Agricultural: 0 Common: 21,250 PRINTED 09/16/2021