COMM SW COR OF SEC, RUN E 100 FT
FOR POB, RUN N ALONG R/W 570.05
S 568.63 FT, W TO POB.

PACITTO MICHAEL SCOTT/PACITTO LARYSSA CHARMAINE
194 SE SUNSET GLN
HIGH SPRINGS, FL 32643

2026

03-7S-17-09879-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
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	05	05 100
Kitchen Adjus	01	01 100
Quality	05	05

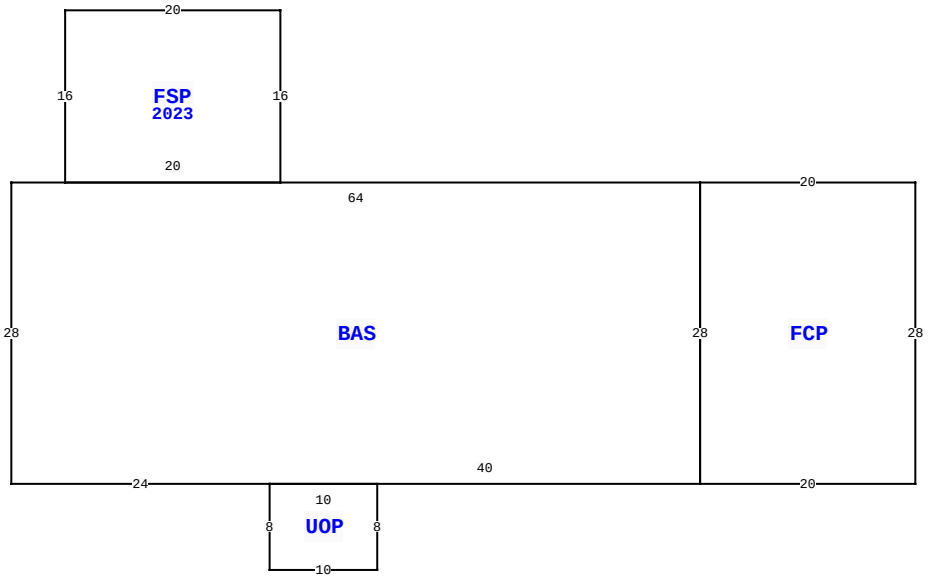
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	3717.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100		1,792	191,626
FCP	560	25		140	14,971
FSP	320	40	2023	128	13,688
UOP	80	25		20	2,139
TOTALS	2,752			2,080	222,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,080	144.0000	135.36	281,549	1989	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 2023 Heated Area: 1792 HX Base Yr 2023



194 SE SUNSET GLN, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		222,424
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		87,210
TOTAL MARKET VALUE		316,634
SOH/AGL Deduction		17,308
ASSESSED VALUE		299,326
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		248,604
TOTAL JUST VALUE		316,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30760	MAINT/ALTR	35	02/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1473/75	8/02/2022	WD	Q	I	01	299,500
GRANTOR: DANIEL CRAPPS FAMILY						
GRANTEE: PACITTO MICHAEL SCO						
1451/2096	10/29/2021	WD	Q	I	01	100,000
GRANTOR: LAUDERMILT SIDNEY D						
GRANTEE: DANIEL CRAPPS FAMIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W64 S28 E24 E40 N28 $
FCP=[ORIG=0,28] E20 N28 W20 S28 $
UOP=[ORIG=-40,28] S8 E10 N8 W10 $
FSP=[YR=2023;ORIG=-59,-16] S16 E20 N16 W20 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0102	C	SFR/MH	100		A-1	570.00	0.00	9.18	AC		1.00	1.00	1.00	9,500.00	9,500.00	87,210							

REVIEW DATE 09/26/2022 BY ME Total Acres: 9.18 Total Land Value: 87,210 Market: 0 Agricultural: 0 Common: 87,210 PRINTED 11/18/2025 BY SYS