COMM SE COR OF SW1/4 OF SE1/4, R
ALONG W R/W OF OLD LAKE CITY RD
FOR POB, CONT N 605 FT, W 1064.7

BLEIMEYER JAMES K/BLEIMER JEAN H
4327 MANDY COURT
WINTER PARK, FL 32792

2026

04-7S-17-09889-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

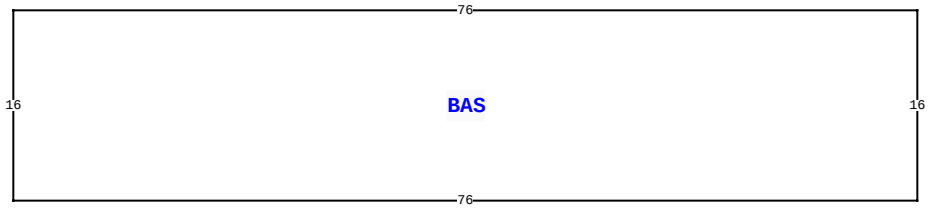
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	4717.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	33,240
TOTALS	1,216			1,216	33,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	113.9000	68.34	83,101	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1216 HX Base Yr



VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	33,240
TOTAL MARKET OB/XF VALUE	10,700
TOTAL LAND VALUE - MARKET	152,100
TOTAL MARKET VALUE	140,432
SOH/AGL Deduction	40,283
ASSESSED VALUE	100,149
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,149
TOTAL JUST VALUE	196,040
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	196,040

SALE:6:1: 13 ACRES
SALE:5:1: REPO
SALE:4:1: 13 ACRES
SALE:3:1: CERTIFICATE OF TITLE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9170	M H	125	12/13/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0784/2320	1/10/1994	WD	Q	V		43,000
GRANTOR: EARL FLOYD						
GRANTEE: JAMES BLEIMEYER						
0777/2142	7/09/1993	WD	Q	V		38,000
GRANTOR: ANN RUMPH						
GRANTEE: EARL E FLOYD						

145 SW SERENITY GLN, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

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	0296	SHED METAL	0	0	0	0	1.00	UT	200.00	200.00	50	2004	2004	3	50	100	
2	0296	SHED METAL	0	0	0	0	1.00	UT	1,600.00	1,600.00	50	2013	2013	3	50	800	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1994	1994	3	100	1,200	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,600	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

LAND DESCRIPTION

TOTAL OB/XF 10,700

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	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.30	9,000.00	11,700.00	93,600							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.30	445.00	578.50	2,892							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.30	9,000.00	11,700.00	58,500							

REVIEW DATE 11/06/2017 BY BC Total Acres: 13.00 Total Land Value: 96,492 Market: 58,500 Agricultural: 2,892 Common: 93,600 PRINTED 10/15/2025 BY SYS