

COMM SE COR OF SW1/4 OF SE1/4, R
FOR POB, CONT W 447.80 FT, N 999
FT, S 997.12 FT TO POB. (AKA LOT

BEAUDRY WILLIAM E/BEAUDRY LISA M
525 SW BARNEY ST
HIGH SPRINGS, FL 32643-1207

2026

04-7S-17-09889-012



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	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
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	04	04 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	4717.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	112,518
TOTALS	1,728			1,728	112,518

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0 100	0	0	1.00	UT	600.00	600.00	25	2004
2	0070	CARPORT UF	0 100	0	0	1.00	UT	800.00	800.00	50	2004
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	
4	0210	GARAGE U	0 100	0	0	1.00	UT	0.00	0.00	100	2013
5	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00	100	2013

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		00	0.00	0.00	10.01	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,728	125.9500	118.39	204,578	1996	1996	0	0	45.00	55.00
1 MANUF 1 100% - 2019 Heated Area: 1728 HX Base Yr 2019											
27 BAS 64											

525 SW BARNEY ST, HIGH SPRINGS	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
18,550											

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		112,518	
TOTAL MARKET OB/XF VALUE		18,550	
TOTAL LAND VALUE - MARKET		95,095	
TOTAL MARKET VALUE		226,163	
SOH/AGL Deduction		107,661	
ASSESSED VALUE		118,502	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		67,780	
TOTAL JUST VALUE		226,163	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		226,163	

SALE:1:1: 10.01 ACRES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045120	Roof Replacement	10,215	08/08/2022
10234	M H	125	09/22/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1357/1656	4/05/2018	WD	Q	I	01	137,500	
GRANTOR: JANET D HINSON							
GRANTEE: WILLIAM E BEAUDRY &							
0793/1286	7/15/1994	WD	Q	V		26,000	
GRANTOR: J QUINTON & ANN S RUM							
GRANTEE: JAMES WILLIAM & JAN							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS= W64 S27 E64 N27\$.											