THE N 215 FT OF S 645 FT OF THE FOLLOWING: COMM SE COR OF NE1/4, FT FOR POB, CONT W 411.63 FT TO

JOHNSON DAVID A
610 FAIRWAY CT
PLANT CITY, FL 33565

2026

05-7S-17-09898-006

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	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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 02

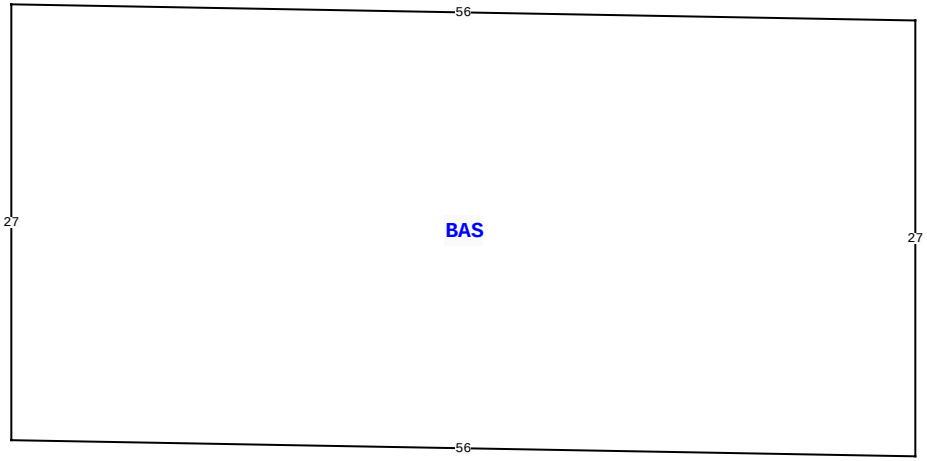
NEIGHBORHOOD/LOC 5717.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	160,091
TOTALS	1,512			1,512	160,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,512	115.0000	113.85	172,141	2021	2021	0	0	0	7.00	93.00

1 MANUF 2 0% - 2022 Heated Area: 1512 HX Base Yr



195 SW SCRUBTOWN RD, 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	160,091
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	14,000
TOTAL MARKET VALUE	181,091
SOH/AGL Deduction	0
ASSESSED VALUE	181,091
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	181,091
TOTAL JUST VALUE	181,091
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	184,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041497	Mobile Home		03/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1445/775	8/10/2021	WD	Q	V	05	216,000
GRANTOR: BARRY WINTER LYNN						
GRANTEE: JOHNSON DAVID A						
1423/1217	11/04/2020	WD	Q	V	01	6,000
GRANTOR: RUDOLPH ZIMMERMAN						
GRANTEE: WINTER LYNN BARRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-3,4] D1R56 S27 U1L56 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 04/29/2021 BY JB Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/18/2025 BY SYS