

COMM SE COR OF NE1/4 OF S RUN N
POB, RUN W 278.80 FT, S 44.81 FT
N 638.83 FT, E 1320.86 FT, S 650

BAKER RANDALL C SR/BAKER MARVA
PO BOX 1652
HIGH SPRINGS, FL 32655

2025

05-7S-17-09909-010

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		02
NEIGHBORHOOD/LOC	5717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	97,074
TOTALS	1,620			1,620	97,074

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00
5	0264	PRCH, FSP	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		00	0.00	0.00	1.00
2	0000	C	VAC RES	100		A-1	0.00	0.00	8.27

3 MANUF 1 - 100% - 2005

Heated Area: 1620

HX Base Yr 2005

27

60

27

60

BAS

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/07/2025 MLU

TOTAL OB/XF														
9,300														

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,620	115.9000	108.95	176,499	2006	2006	0	0	45.00	55.00

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 3

Tax Dist:

BUILDING MARKET VALUE

97,074

TOTAL MARKET OB/XF VALUE

9,300

TOTAL LAND VALUE - MARKET

88,065

TOTAL MARKET VALUE

194,439

SOH/AGL Deduction

93,212

ASSESSED VALUE

101,227

TOTAL EXEMPTION VALUE

HX HB

50,722

BASE TAXABLE VALUE

50,505

TOTAL JUST VALUE

194,439

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

187,470

SALE:1:1: 20.80 AC PARCEL

PERMIT NUM

DESCRIPTION

AMT

ISSUED

24393

M H

275

04/14/2006

21631

M H

250

03/18/2004

11148

M H

125

05/14/1996

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / U

V / I

RSN CD

SALE PRICE

1014/1567

11/03/2003

WD

Q

I

06

35,000

GRANTOR: HELEN M & JAMES R BAK

GRANTEE: RANDALL C SR & MARV

0957/1977

7/10/2002

WD

Q

I

73,000

GRANTOR: ALEXANDER'S

GRANTEE: HELEN & JAMES BAKER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27\$.