LOT 3 SOUTHLAND S/D.

629-139, 782-466, 799-1750, 961-

CAIN WALLACE R/ASHLEY CLINT A
P O BOX 100
ALACHUA, FL 32616

2026

09-7S-17-09957-028

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	03	03

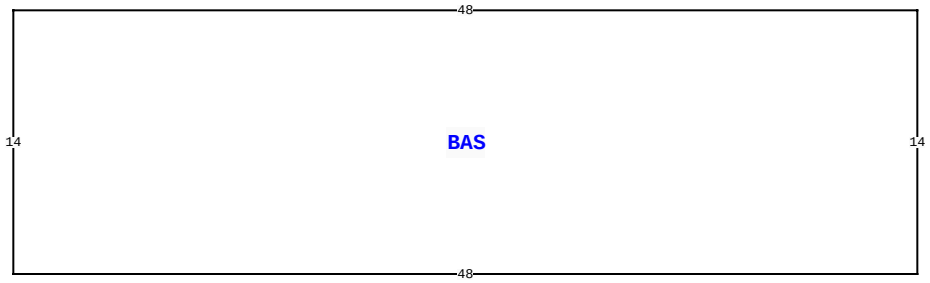
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	9717.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	12,615
TOTALS	672			672	12,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	78.2100	46.93	31,537	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 0% - 1997 Heated Area: 672 HX Base Yr



175 SW ALPINE PL, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/28/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	12,615
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	34,615
SOH/AGL Deduction	6,238
ASSESSED VALUE	28,377
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	28,377
TOTAL JUST VALUE	34,615
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	34,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/2794	7/26/1997	QC	U	I	11	100
GRANTOR: ASHLEY DEBRA S						
GRANTEE: CAIN WALLACE R						
0799/1750	4/26/1994	CD	U	I	13	23,500
GRANTOR: WALLACE R CAIN						
GRANTEE: CLINT A & DEBRA S A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S14 E48 N14$.

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	0102	C	SFR/MH	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 11/15/2017 BY BC Total Acres: 0.52 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 10/10/2025 BY SYS