LOT 4 SOUTHLAND SUBDIVISION.
595-547, 596-235, 645-350 THRU 3

MELENDEZ MICHAEL G MELENDEZ
215 SW ALPINE PL
HIGH SPRINGS, FL 32643

2026

09-7S-17-09957-029

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	12	HARDWOOD 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
Units		0 100
Quality	05	05

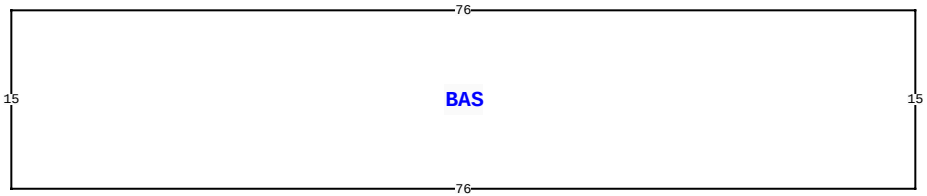
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 9717.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100		1,140	118,617
TOTALS	1,140			1,140	118,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,140	115.5000	114.34	130,348	2020	2020	0	0	0	9.00	91.00

2 MANUF 2 0% - 2024 Heated Area: 1140 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	118,617
TOTAL MARKET OB/XF VALUE	8,750
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	142,367
SOH/AGL Deduction	0
ASSESSED VALUE	142,367
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	142,367
TOTAL JUST VALUE	142,367
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40583	M H	0	09/23/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1493/1663	5/15/2023	WD	Q	I	01	175,000
GRANTOR: SOUTHLAND ROBERT						
GRANTEE: MELENDEZ MICHAEL G						
1419/2583	9/10/2020	WD	Q	I	03	23,000
GRANTOR: WALLACE R CAIN						
GRANTEE: RBOERT & SABRINA SO						

215 SW ALPINE PL, HIGH SPRINGS

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S15 E76 N15$.

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	0294	SHED WOOD/	0	0	8	12	1.00	UT	0.00	0.00	100	1995	1995	3	100	200	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	750	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 8,750

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 08/11/2023 BY ME Total Acres: 0.59 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 10/10/2025 BY SYS