LOTS 6 & 7 SOUTHLAND S/D.
700-701, 961-266, WD 1237-1316,

RICHARDSON DENNIS CECIL
P O BOX 2502
HIGH SPRINGS, FL 32643

2026

09-7S-17-09957-031

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

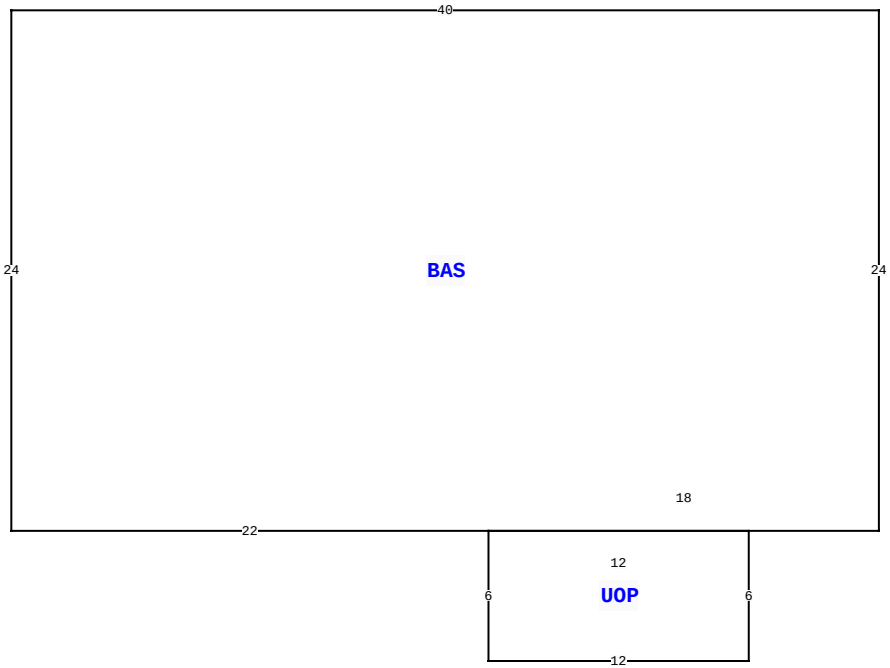
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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		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	960	100		960	26,703
UOP	72	25		18	501
TOTALS	1,032			978	27,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	978	115.9000	69.54	68,010	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 960 HX Base Yr



255 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		43,614
TOTAL MARKET OB/XF VALUE		17,680
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		91,294
SOH/AGL Deduction		42,745
ASSESSED VALUE		48,549
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,549
TOTAL JUST VALUE		91,294
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		91,294

LAND:1:1: 0.55 AC

XFOB:1:1: CATA MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1405/2599	2/20/2020	QC	U	I	11	100
GRANTOR: DENNIS C RICHARDSON &						
GRANTEE: DENNIS C RICHARDSON						
0700/0701	10/16/1989	CD	U	I		29,010
GRANTOR: WALLACE CAIN						
GRANTEE: RICHARDSON DENNIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E22 UOP= S6 E12N6 W12$ E18 N24$.

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	0031	BARN,MT AE	0	100	16	20	320.00	UT	9.00	9.00	100	2013	2013	3	100	2,880	
2	0296	SHED METAL	0	0	8	2	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	500.00	500.00	50	2004	2004	3	50	250	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 17,680

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	0200	C	MBL HM	100		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: 1.10 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 10/10/2025 BY SYS

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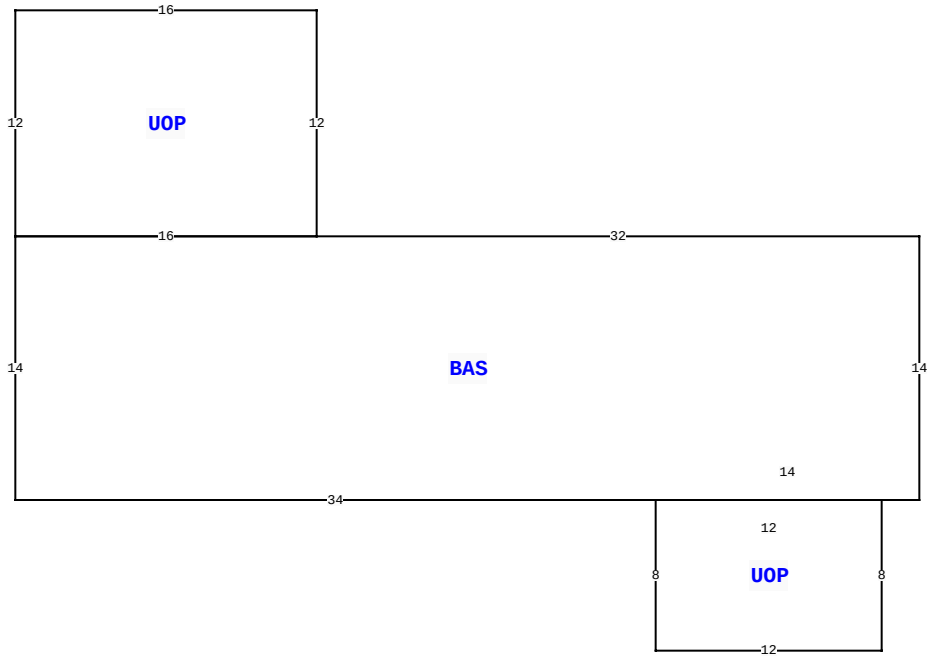
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		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	14,822
UOP	96	25		24	529
UOP	192	25		48	1,059
TOTALS	960			744	16,410

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	744	91.9000	55.14	41,024	1985	1985	0	0	0	60.00	40.00

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



255 SW ALPINE PL, HIGH SPRINGS

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0700/0701	10/16/1989	CD	U	I		29,010
GRANTOR: WALLACE CAIN						
GRANTEE: RICHARDSON DENNIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 UOP= N12 W16 S12 E16$ W16 S14 E34 UOP= S8 E12 N8 W12$ E14 N14$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/15/2017 BY BC Total Acres: 1.10 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 10/10/2025 BY SYS