LOT 8 SOUTHLAND S/D.
828-2129, 961-266, WD 1040-1053, WD 1265-465, WD 1316-

HAMES CHRISTOPHER MICHAEL
307 SW ALPINE PL
HIGH SPRINGS, FL 32643

2026

09-7S-17-09957-033

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	15	HARDTILE 80
Interior Floo	14	CARPET 20
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
Quality	05	05

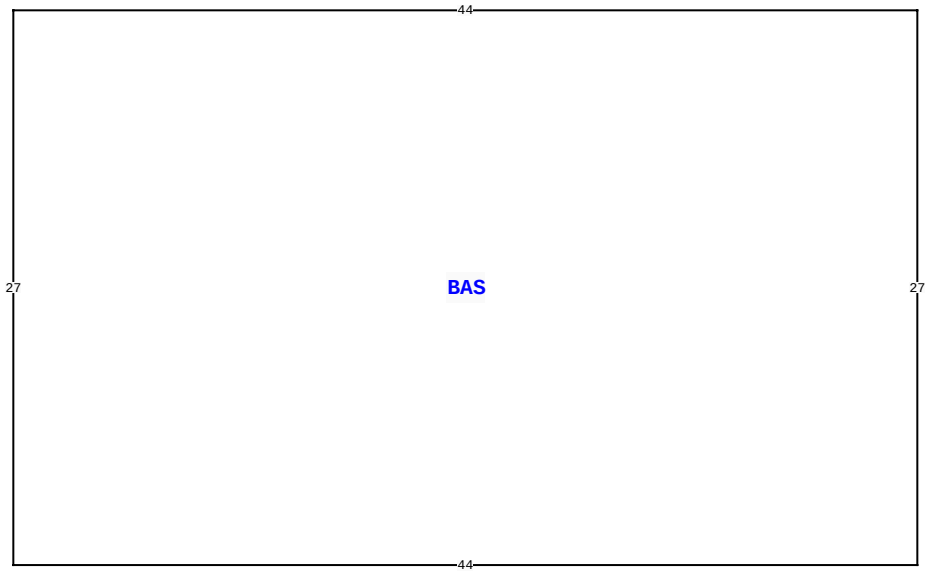
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 9717.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	74,932
TOTALS	1,188			1,188	74,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,188	122.0000	114.68	136,240	2001	2001	0	0	0	45.00	55.00

1 MANUF 1 0% - 2021 Heated Area: 1188 HX Base Yr



307 SW ALPINE PL, HIGH SPRINGS

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	74,932
TOTAL MARKET OB/XF VALUE	9,800
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	99,732
SOH/AGL Deduction	16,281
ASSESSED VALUE	83,451
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,451
TOTAL JUST VALUE	99,732
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,732

SALE:1:1: LOT 8 SOUTHLAND ACRES--OWNS ADJACENT LOT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27661	M H	585	02/25/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1404/2142	1/31/2020	WD	U	I	37	43,300
GRANTOR: MICHELLE & JASON EWIN						
GRANTEE: CHRISTOPHER MICHAEL						
1316/2528	6/10/2016	WD	Q	I	01	48,000
GRANTOR: JOSEPH F MERRITT						
GRANTEE: JASON & MICHELLE EW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S27 E44 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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
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	2017	2017	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 9,800

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		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: 0.55 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 10/10/2025 BY SYS