LOT 15 SOUTHLAND S/D.

576-199, 711-491, 786-1738, 799-

MOCK CURTIS JR
141 SW PEACH GLN
HIGH SPRINGS, FL 32643

2026

09-7S-17-09957-040

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

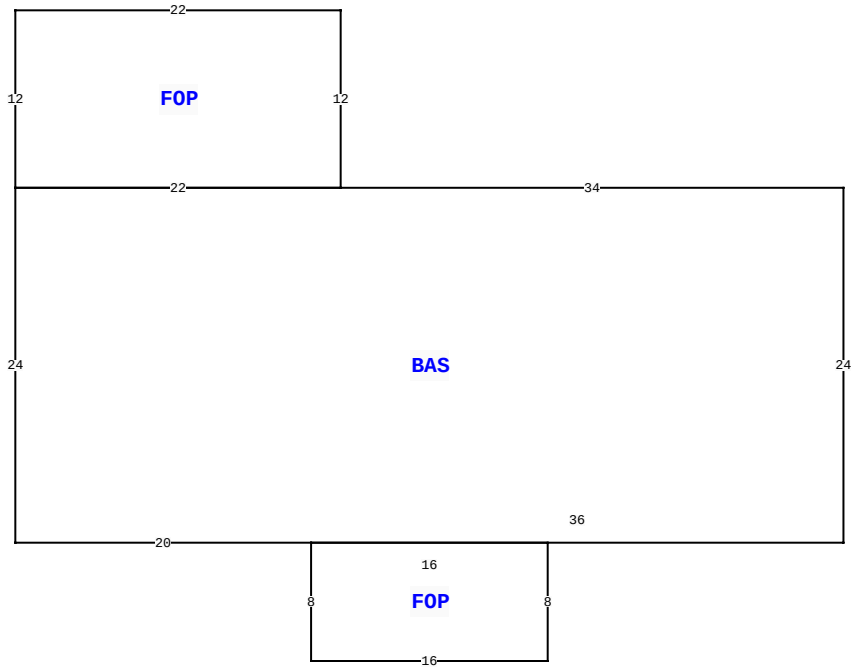
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
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	1,344	100		1,344	70,046
FOP	128	35		45	2,345
FOP	264	35		92	4,795
TOTALS	1,736			1,481	77,187

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,481	100.8045	94.76	140,340	1986	1986	0	0	0	45.00	55.00

1 MANUF 1 0% - 2025 Heated Area: 1344 HX Base Yr



141 SW PEACH GLN, 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	77,187
TOTAL MARKET OB/XF VALUE	10,600
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	102,787
SOH/AGL Deduction	0
ASSESSED VALUE	102,787
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,787
TOTAL JUST VALUE	102,787
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049513	Roof Replacement	3,000	03/27/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1508/1917	2/09/2024	WD	U	I	30	50,000
GRANTOR: CARROLL SUZANNE						
GRANTEE: MOCK CURTIS JR						
1048/0873	5/11/2005	WD	Q	I		79,000
GRANTOR: MICHAEL R SR & DOROTH						
GRANTEE: SUZANNE CARROLL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 FOP= N12 W22 S12 E22$ W22 S24 E20 FOP= S8 E16 N8 W16$ E36 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,200	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,200	
3	9945	Well/Sept	0	0	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	0.00	0.00	100	2004	2004	3	100	1,000	
5	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 10,600

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 09/03/2024 BY JS Total Acres: 0.50 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/10/2025 BY SYS