

SHAVER KATRINA
173 SW PEACH GLN
HIGH SPRINGS, FL 32643

2026



900-1484, 1485, 961-266, WD 1343-

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31VINYL SID 100

Roof Structur03GABLE/HIP 100

Roof Cover14PREFIN MT 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 90

Interior Floo08SHT VINYL 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms2.2. 100

Bathrooms2.2. 100

Stories2.2. 100

Architectual Units01CONV 100

Condition Adj0303 100

Kitchen Adjus0101 100

Quality0505

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC9717.01001.00/

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS96010096058,022

TOTALS96096058,022

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPT H FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

10261PRCH, UOP0100001.00UT0.000.00100201320133100200

20120CLFENCE 40100001.00UT0.000.00100201320133100200

39945Well/Sept0100001.00UT7,000.007,000.0010031007,000

40261PRCH, UOP0100001.00UT0.000.00100201320133100300

REVIEW DATE11/15/2017BYBCTotal Acres: 0.50Total Land Value: 15,000Market: 0Agricultural: 0Common: 15,000PRINTED 11/10/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

020102960116.9000109.89105,494198819880045.0055.00

1MANUF 1100% - 2019Heated Area: 960HX Base Yr 2019

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE03/28/2022MLU

173 SW PEACH GLN, HIGH SPRINGS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE58,022

TOTAL MARKET OB/XF VALUE7,700

TOTAL LAND VALUE - MARKET15,000

TOTAL MARKET VALUE80,722

SOH/AGL Deduction41,958

ASSESSED VALUE38,764

TOTAL EXEMPTION VALUEHX HB25,000

BASE TAXABLE VALUE13,764

TOTAL JUST VALUE80,722

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE80,722

XFOB:1:1: HART MH

LAND:1:1: 0.50 AC

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V I / RSN CD SALE PRICE

1343/08168/16/2017WDQI0140,700

GRANTOR: CAROL STEWART

GRANTEE: KATRINA SHAVER

0900/14853/31/2000WDQI30,000

GRANTOR: DOYLE & LISA BENEFIEL

GRANTEE: CAROL STEWART

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 N24\$.