LOT 19 SOUTHLAND S/D.
643-705, 784-1016, 784-1025, 799

PRUITT EDGAR LEE III
P O BOX 894
ALACHUA, FL 32616-0894

2026

09-7S-17-09957-044

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

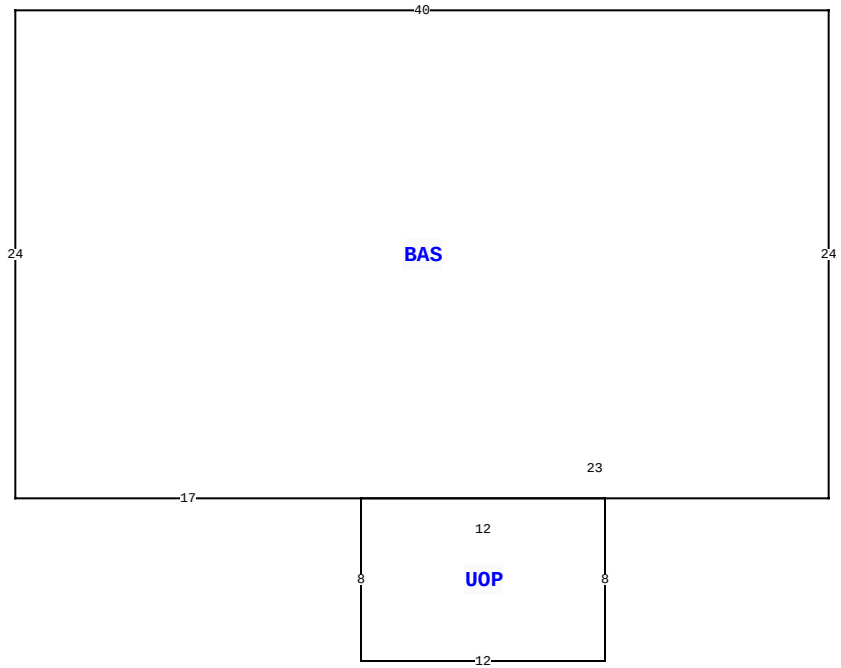
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	23,938
UOP	96	25		24	598
TOTALS	1,056			984	24,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	984	103.9000	62.34	61,343	1986	1986	0	0	0	60.00	40.00

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



184 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	24,537
TOTAL MARKET OB/XF VALUE	9,200
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	48,737
SOH/AGL Deduction	7,755
ASSESSED VALUE	40,982
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,982
TOTAL JUST VALUE	48,737
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1034/0609	10/16/2001	QC	Q	I	01	46,000
GRANTOR: ANDREW N & TRACY L MC						
GRANTEE: EDGAR LEE PRUITT						
0799/1768	5/20/1994	CD	U	I	13	32,500
GRANTOR: WALLACE R CAIN						
GRANTEE: ANDREW N & TRACY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E17 UOP= S8 E12N8 W12$ E23 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	800	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
6	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 9,200

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: 0.49 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/10/2025 BY SYS