LOT 22 SOUTHLAND S/D

784-1024, 961-266, WD 1285-2665,

MANN KATHERINE
204 SW GROUPER WAY
HIGH SPRINGS, FL 32643-1219

2026

09-7S-17-09957-047

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

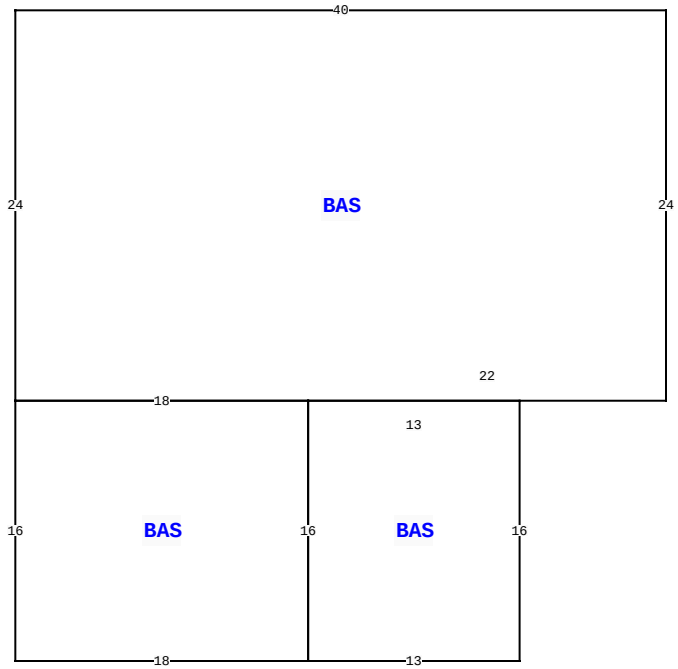
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
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	208	100		208	4,235
BAS	288	100		288	5,864
BAS	960	100		960	19,546
TOTALS	1,456			1,456	29,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	84.8385	50.90	74,110	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2015 Heated Area: 1456 HX Base Yr 2015



204 SW GROUPER WAY, 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		29,644
TOTAL MARKET OB/XF VALUE		7,950
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		52,594
SOH/AGL Deduction		26,695
ASSESSED VALUE		25,899
TOTAL EXEMPTION VALUE	HX HB DX	25,899
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		52,594
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		52,594

PRCL:0:4: MANN)

SALE:5:1: LOT 22, SOUTHLAND S/D

SALE:4:1: LOT 22 SOUTHLAND

SALE:3:1: LOT 22, SOUTHLAND S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1293/0191	4/17/2015	PB	U	I	18	0
GRANTOR: CLERK OF COURT (JOHN						
GRANTEE: LOLA BROOKS						
1295/0759	4/10/2015	QC	U	I	11	100
GRANTOR: WILLIAM G PURNELL						
GRANTEE: KATHERINE MANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 BAS= S16 E18 N16 W18$ E18 BAS= S16 E13 N16 W13$ E22 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	600	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 7,950

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	100		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	15,000.00	15,000.00	7,500							
2	0000	C	VAC RES	100		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	15,000.00	15,000.00	7,500							

REVIEW DATE 11/15/2017 BY BC Total Acres: 1.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/10/2025 BY SYS