LOTS 23 & 24 SOUTHLAND S/D.
901-2397, 961-266, WD 1045-1004,

ROBERTS ANTHONY F/ROBERTS HEATHER LYNN
203 SW GROUPER WAY
HIGH SPRINGS, FL 32643

2026

09-7S-17-09957-049

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

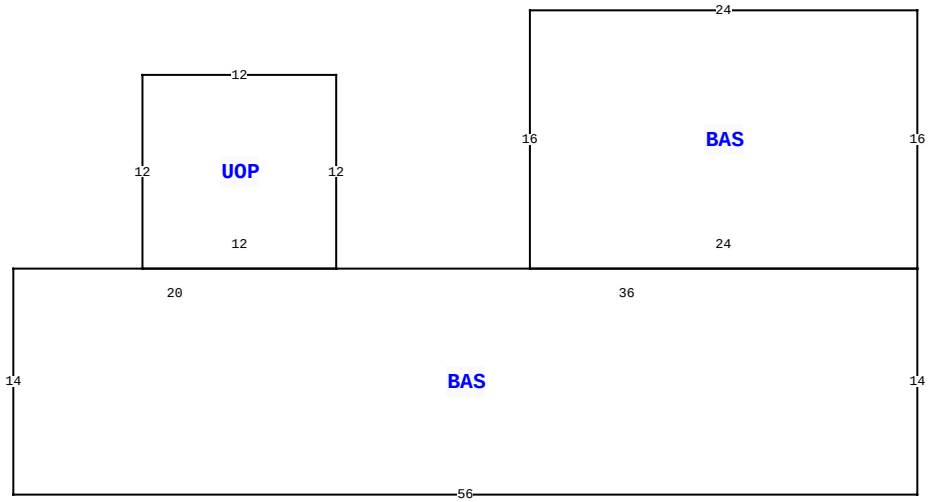
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	384	100		384	9,972
BAS	784	100		784	20,359
UOP	144	25		36	935
TOTALS	1,312			1,204	31,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,204	108.2050	64.92	78,164	1981	1981	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2006 Heated Area: 1168 HX Base Yr 2006



203 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		31,266
TOTAL MARKET OB/XF VALUE		7,550
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		65,816
SOH/AGL Deduction		34,098
ASSESSED VALUE		31,718
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		6,718
TOTAL JUST VALUE		65,816
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046751	Electrical Servic	0	03/16/2023
17290	M H	125	08/11/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1045/1004	5/01/2005	WD	Q	I		38,500
GRANTOR: ROBERT SUMMERS						
GRANTEE: ANTHONY F & HEATHER						
0901/2397	5/03/2000	WD	Q	I	01	24,000
GRANTOR: WALLACE CAIN & SOUTHL						
GRANTEE: R SUMMERS (1983 DW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 UOP= N12 W12 S12 E12$ W20 S14 E56 N14$ BAS= N16 W24 S16 E24$.

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	100	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 7,550

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	1.00	LT		1.00	1.00	0.90	15,000.00	13,500.00	13,500							
2	0000	C	VAC RES	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.90	15,000.00	13,500.00	13,500							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 1.08 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 11/10/2025 BY SYS