LOT 26 SOUTHLAND S/D.
901-2397, 946-2226, 961-266, 962

KEENE VICTORIA S
17401 NW US HWY 441
HIGH SPRINGS, FL 32643

2026

09-7S-17-09957-051

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

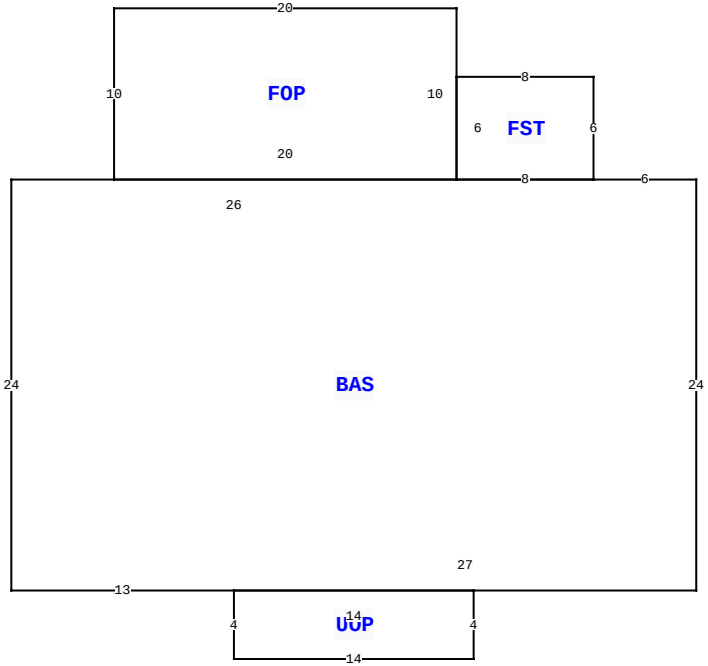
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	26,473
FOP	200	35		70	1,930
FST	48	55		26	717
UOP	56	25		14	386
TOTALS	1,264			1,070	29,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,070	114.9000	68.94	73,766	1983	1985	0	0	0	60.00	40.00

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



157 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	29,506
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	51,506
SOH/AGL Deduction	10,700
ASSESSED VALUE	40,806
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,806
TOTAL JUST VALUE	51,506
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,506

LAND:1:1: 0.54 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042638	Electrical Servic	0	08/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1268/0374	12/02/2013	WD	Q	I	01	20,000
GRANTOR: ROBERT E SUMMER TRUST						
GRANTEE: VICTORIA S KEENE						
1078/2064	3/23/2006	WD	Q	I	01	100
GRANTOR: ROBERT E SUMMERS						
GRANTEE: ROBERT E SUMMERS TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 FST= N6 W8 S6 E8 $ W8 FOP= N10 W20 S10 E20$ W26 S24 E13 UOP= S4 E14 N4 W14$ E27 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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 08/31/2021 BY JB Total Acres: 0.55 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/10/2025 BY SYS