

LOT 1 SHERWOOD FOREST UNIT 3.
629-721, 645-655, 645-656, 870-2

SPRINGS TITLE, LLC
13900 TECH CITY CIR, SUITE 409
ALACHUA, FL 32615

2026

09-7S-17-09957-101



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	08	WD OR PLY 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	14	PREFIN MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LAM/VNLPLK 80			
Interior Floo	15	HARDTILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		1.5 100			
Stories	1.	1. 100			
Architectual	01	CONV 100			
Units		0 100			
Condition Adj	04	04 100			
Kitchen Adjus	01	01 100			
Quality	05	05			
DOR CODE	0200 MOBILE HOME				
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC	9717.0200		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	80	100		80	7,502
BAS	96	100		96	9,002
BAS	960	100		960	90,022
FOP	192	35		67	6,283
UOP	80	25		20	1,875
TOTALS	1,408			1,223	114,684

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,223	126.2800	118.70	145,170	1986	2015	0	0	0	21.00	79.00
1 MANUF 1 0% - 2023												
Heated Area: 1136 HX Base Yr												

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY												
VALUATION BY							STANDARD					
Tax Group: 3							Tax Dist:					
BUILDING MARKET VALUE							114,684					
TOTAL MARKET OB/XF VALUE							10,300					
TOTAL LAND VALUE - MARKET							18,000					
TOTAL MARKET VALUE							142,984					
SOH/AGL Deduction							0					
ASSESSED VALUE							142,984					
TOTAL EXEMPTION VALUE							0					
BASE TAXABLE VALUE							142,984					
TOTAL JUST VALUE							142,984					
NCON VALUE							0					
INCOME VALUE												
PREVIOUS YEAR MKT VALUE							147,339					

XFOB:1:1: SUMMIT MH

SALE:1:1: Q C FROM WEEKS TO MADDEN ORB 645-655.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1475/1328	8/25/2022	WD	Q	I	01	142,000

GRANTOR: PHELPS MEGAN CHRISTIN

GRANTEE: SPRINGS TITLE, LLC

1445/1756	8/20/2021	WD	Q	I	01	90,000
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GRANTOR: BIRD LEAH WEAVER

GRANTEE: PHELPS MEGAN CHRIST

BLVD JING NOTES