

BEG SE COR OF SE1/4 OF NW1/4 OF
FT, N 330.67 FT, E 660.46 FT, S
& WEST 30 FT OF SOUTH 1452 FT OF

MANZER MARTHA
348 SW VIKING CT
HIGH SPRINGS, FL 32643

2026

09-7S-17-09958-001



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	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	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	5000IMPROVED AG	
MAP NUM		02
NEIGHBORHOOD/LOC	9717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	690	100		690	19,193
BAS	784	100		784	21,808
FOP	150	35		52	1,446
UOP	120	25		30	834
TOTALS	1,744			1,556	43,282

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100			0.00	0.00	1.00
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	5.50
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	5.50

REVIEW DATE 11/17/2017 BY BC

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,556	115.9000	69.54	108,204	1998	1998	0	0	0 60.00	40.00
1 MOBILE HME 100% - 2014 Heated Area: 1474 HX Base Yr 2014											
348 SW VIKING CT, HIGH SPRINGS											

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Total Acres: 6.50 Total Land Value: 11,540 Market: 55,000 Agricultural: 1,540 Common: 10,000

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			3
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	43,282		
TOTAL MARKET OB/XF VALUE	2,000		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	56,822		
SOH/AGL Deduction	18,683		
ASSESSED VALUE	38,139		
TOTAL EXEMPTION VALUE	25,000		
BASE TAXABLE VALUE	13,139		
TOTAL JUST VALUE	110,282		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	110,282		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1264/2034	10/31/2013	WD	U	V	11	100	
GRANTOR: TAMSIN SCHULTE							
GRANTEE: MARTHA MANZER							
1238/0985	7/17/2012	WD	U	V	11	100	
GRANTOR: WAYNE & CAROL COOK							
GRANTEE: TAMSIN SCHULTE & MA							

BUILDING NOTES							

BUILDING DIMENSIONS							
BAS= W56 S14 BAS= S15 E46 N15 W46\$ E46 FOP= S15 E10 UOP= E8 N15 W8 S15\$ N15 W10\$ E10 N14\$.							

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