COMM NW COR OF NE1/4, RUN E 919.
POB, CONT EAST 397.67 FT, S 633
FT, N 633.01 FT TO POB, EX RD R/

DE JONGE DAVID
108 SW JANIS WAY
HIGH SPRINGS, FL 32643

2026

09-7S-17-09961-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

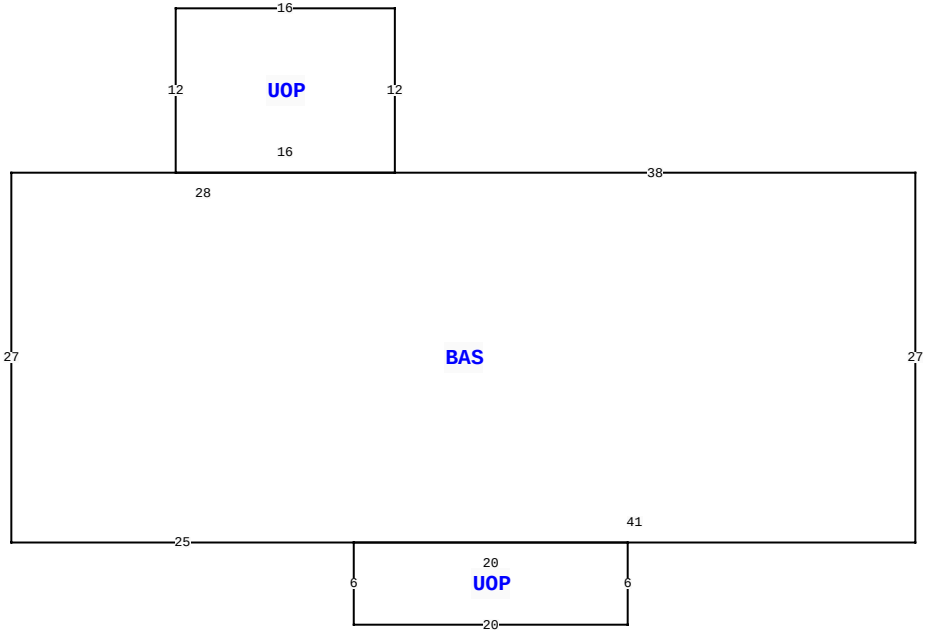
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	9717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	128,699
UOP	120	25		30	2,166
UOP	192	25		48	3,466
TOTALS	2,094			1,860	134,332

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,860	118.2000	111.11	206,665	1994	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2021 Heated Area: 1782 HX Base Yr 2021



108 SW JANIS WAY, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		134,332
TOTAL MARKET OB/XF VALUE		20,100
TOTAL LAND VALUE - MARKET		50,100
TOTAL MARKET VALUE		204,532
SOH/AGL Deduction		60,575
ASSESSED VALUE		143,957
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		93,235
TOTAL JUST VALUE		204,532
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,732

SALE:1:1: 03-22-12: INCL DW-MH 6H630498GA/B. WP

LAND:3:1: WAS 9.02 AC'S AG: 1 AC PULLED OUT FOR 2N

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041033	Mobile Home		04/16/2021
41033	M H		12/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1424/2430	10/20/2020	WD	Q	I	01	152,000
GRANTOR: SHERRIA ANNE FLACH TR						
GRANTEE: DAVID DE JONGE						
1354/2202	2/19/2018	WD	Q	I	01	130,000
GRANTOR: SHAUN A & TAMMY L PAR						
GRANTEE: SHERRIA ANNE FLACH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 UOP= N12 W16 S12 E16$ W28 S27 E25 UOP= S6 E20 N6 W20$ E41 N27$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1994	1994	3	100	1,200	
2	0294	SHED WOOD/	0	100	12	20	1.00	UT	0.00	0.00	100	0	0	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	700	
10	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	4,500	

TOTAL OB/XF 18,500

LAND DESCRIPTION

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		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100							

REVIEW DATE 05/12/2021 BY JB Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 11/18/2025 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,600.00	1,600.00	100	2022	2021		100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 1,600

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

REVIEW DATE 05/12/2021 BY JB Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 11/18/2025 BY SYS