BEGIN SE COR NE 1/4 OF NW 1/4, N
W 455.32 FT, S 173 FT, E 455.25

GIANOS THERESA IRENE
678 SW BARNEY ST
HIGH SPRING, FL 32643

2026

09-7S-17-09961-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

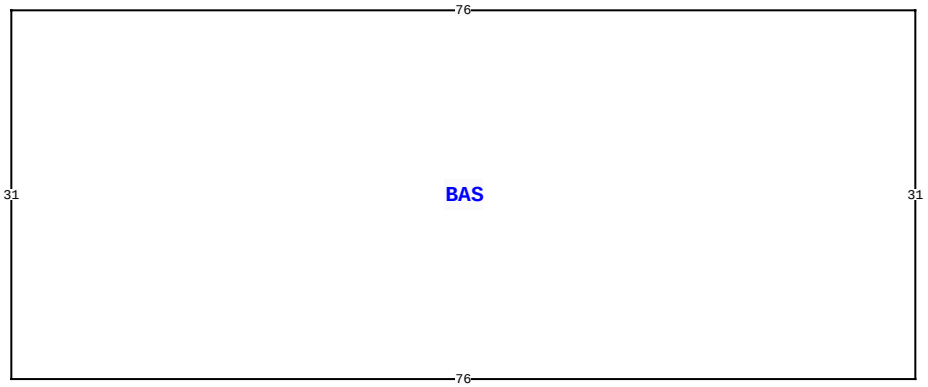
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	9717.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	252,859
TOTALS	2,356			2,356	252,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,356	114.5000	117.94	277,867	2020	2020	0	0	0	9.00	91.00

1 MANUF 3 100% - 2023 Heated Area: 2356 HX Base Yr 2023



678 SW BARNEY ST, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		252,859
TOTAL MARKET OB/XF VALUE		28,356
TOTAL LAND VALUE - MARKET		25,340
TOTAL MARKET VALUE		306,555
SOH/AGL Deduction		6,113
ASSESSED VALUE		300,442
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		249,720
TOTAL JUST VALUE		306,555
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40705	POOL	0	10/14/2020
39980	M H	0	06/19/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1412/1012	5/27/2020	QC	U	V	11	100

GRANTOR: MARY CLAIRE & JEFFREY

GRANTEE: THERESA IRENE GIANO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E76 N31$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
2	0327	STABLES-SM	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	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	0280	POOL R/CON	0	100	36	16	576.00	UT	38.00	38.00	100	2022	2021		93	20,356	

LAND DESCRIPTION

TOTAL OB/XF 28,356

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	1.81	AC		1.00	1.00	1.00	14,000.00	14,000.00	25,340							

REVIEW DATE 05/24/2021 BY TW Total Acres: 1.81 Total Land Value: 25,340 Market: 0 Agricultural: 0 Common: 25,340 PRINTED 11/17/2025 BY SYS