BEG SE COR OF NW1/4 OF NE1/4, RU
N 190 FT, E 218.30 FT, S 190 FT

PHILIPPUS TIFFANY/PHILIPPUS CLINTON ARDELL
846 SE MAID MARION LN
HIGH SPRINGS, FL 32643

2026

10-7S-17-09969-002

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	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	04	04 100
Quality	05	05

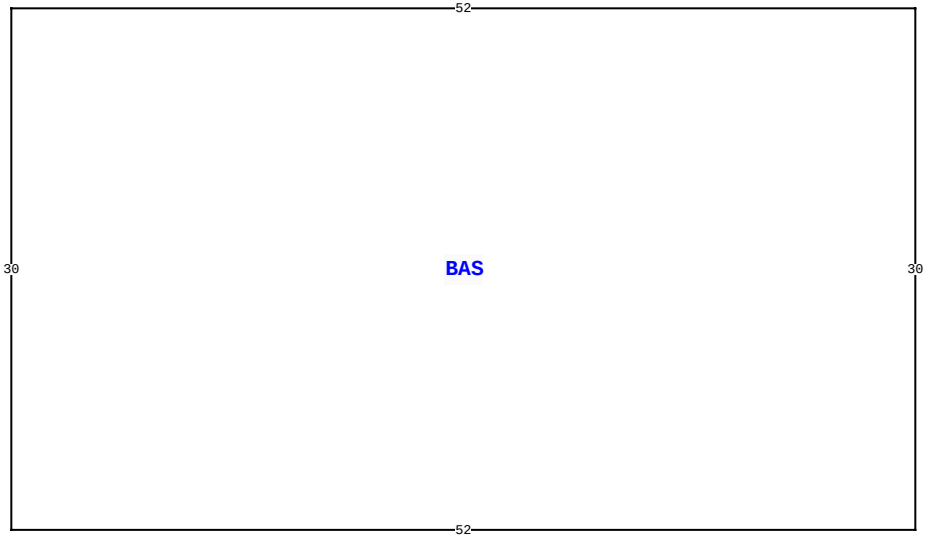
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10717.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	101,047
TOTALS	1,560			1,560	101,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,560	125.2900	117.77	183,721	2007	2007	0	0	0	45.00	55.00

3 MANUF 1 100% - 2023 Heated Area: 1560 HX Base Yr 2023



846 SE MAID MARION LN, 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		101,047
TOTAL MARKET OB/XF VALUE		7,600
TOTAL LAND VALUE - MARKET		13,965
TOTAL MARKET VALUE		122,612
SOH/AGL Deduction		15,471
ASSESSED VALUE		107,141
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		56,419
TOTAL JUST VALUE		122,612
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25881	M H	275	06/04/2007
21179	M H	125	10/20/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1477/2389	10/21/2022	WD	Q	I	01	140,000
GRANTOR: SMITH STUART ALAN JR						
GRANTEE: PHILIPPUS TIFFANY						
1428/207	1/07/2021	WD	U	I	12	45,100
GRANTOR: US BANK TRUST NA TRUS						
GRANTEE: SMITH STUART ALAN J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S30 E52 N30$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,600

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
1	0200	C	MBL HM	100		A-1	0.00	0.00	0.95	AC		1.00	1.00	1.05	14,000.00	14,700.00	13,965							

REVIEW DATE 11/19/2017 BY BC Total Acres: 0.95 Total Land Value: 13,965 Market: 0 Agricultural: 0 Common: 13,965 PRINTED 11/19/2025 BY SYS