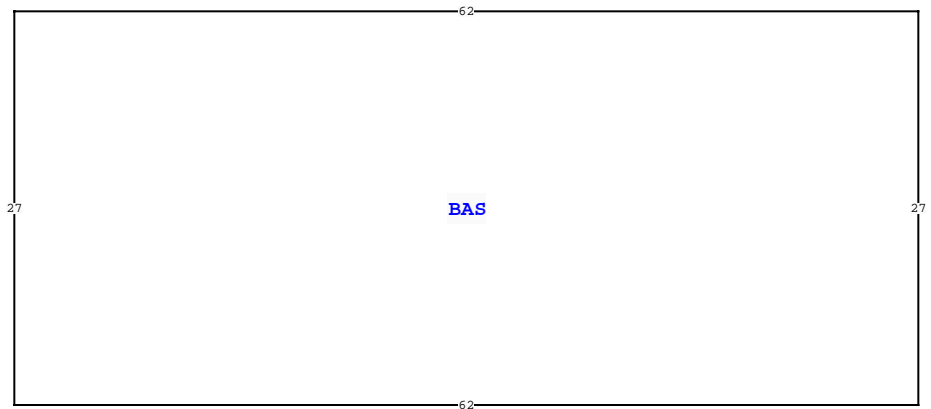


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architctual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,674	113.9000	68.34	114,401	2000	2000	0	0	60.00	40.00		
2 MOBILE HME - 0% - 2023 Heated Area: 1674 HX Base Yr													



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	10717.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100		1,674	45,760
TOTALS	1,674			1,674	45,760

765 SE MAID MARION LN, HIGH SPRINGS

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

EXTRA FEATURES																	
L N	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	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF 8,700

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		00	0.00	0.00	2.58	AC		1.00	1.00	1.00	10,000.00	10,000.00	25,800							
2	0000	C	VAC RES	0		00	0.00	0.00	2.58	AC		1.00	1.00	1.00	10,000.00	10,000.00	25,800							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			45,760	
TOTAL MARKET OB/XF VALUE			8,700	
TOTAL LAND VALUE - MARKET			51,600	
TOTAL MARKET VALUE			106,060	
SOH/AGL Deduction			0	
ASSESSED VALUE			106,060	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			106,060	
TOTAL JUST VALUE			106,060	
NCON VALUE			0	
INCOME VALUE			0	
PREVIOUS YEAR MKT VALUE			99,098	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24577	M H	366	05/31/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1481/2561	11/30/2022	WD	U	I	12	114,000
GRANTOR: U S BANK TRUST NATION						
GRANTEE: THUONG KWOK CHI						
1477/2122	10/19/2022	QC	U	I	11	100
GRANTOR: COMMUNITY LOAN SERVIC						
GRANTEE: U S BANK TRUST NATI						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W62 S27 E62 N27\$.