LOT 12 BICENTENNIAL ACRES UT 1.
624-124, DC 1114-1313, WD 1136-

DAVIES KENNETH SR/DAVIES NANCY
1040 SE ADAMS ST
HIGH SPRINGS, FL 32643

2026

10-7S-17-09971-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

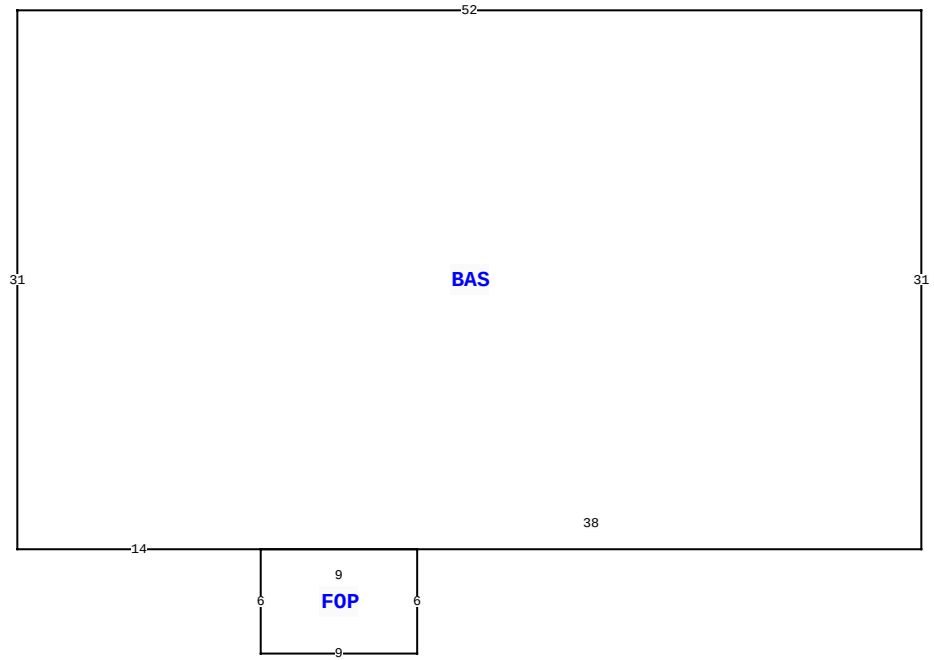
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 10717.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100		1,612	187,846
FOP	54	30		16	1,864
TOTALS	1,666			1,628	189,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,628	120.9780	135.50	220,594	2011	2011	0	0	0	14.00	86.00

4 SINGLE FAM 100% - 2012 Heated Area: 1612 HX Base Yr 2012



1040 SE ADAMS ST, HIGH SPRINGS

BLD DATE	08/19/1998 MO	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		317,604
TOTAL MARKET OB/XF VALUE		23,700
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		391,304
SOH/AGL Deduction		114,084
ASSESSED VALUE		277,220
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		226,498
TOTAL JUST VALUE		391,304
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052738	Roof Replacement	10,000	03/28/2025
000052477	Roof Replacement	14,690	03/03/2025
000041676	Mobile Home		11/23/2021
32929	M H	532	05/01/2015
29674	SFR	125	09/08/2011
29474	SFR	476	06/14/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1300/1617	9/03/2015	WD	U	I	11	100
GRANTOR: KENNETH DAVIES SR & N						
GRANTEE: KENNETH DAVIES SR &						
1209/2663	2/11/2011	WD	U	I	18	41,700
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: KENNETH DAVIES SR &						

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	0	24	24	1.00	UT	4,000.00	4,000.00	30	1998	1998	3	30	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	100	2,000	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
8	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
9	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S31 E14 FOP= S6 E9 N6 W9$ E38 N31$.

LAND DESCRIPTION

TOTAL OB/XF 23,700

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	0100	C	SFR	100			0.00	0.00	3.97	AC		1.00	1.00	1.00	10,000.00	10,000.00	39,700							
2	0200	C	MBL HM	0			0.00	0.00	1.03	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,300							

REVIEW DATE 04/14/2025 BY chuck Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/20/2025 BY SYS

LOT 12 BICENTENNIAL ACRES UT 1.
624-124, DC 1114-1313, WD 1136-

DAVIES KENNETH SR/DAVIES NANCY
1040 SE ADAMS ST
HIGH SPRINGS, FL 32643

2026

10-7S-17-09971-007

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
Quality	05	05

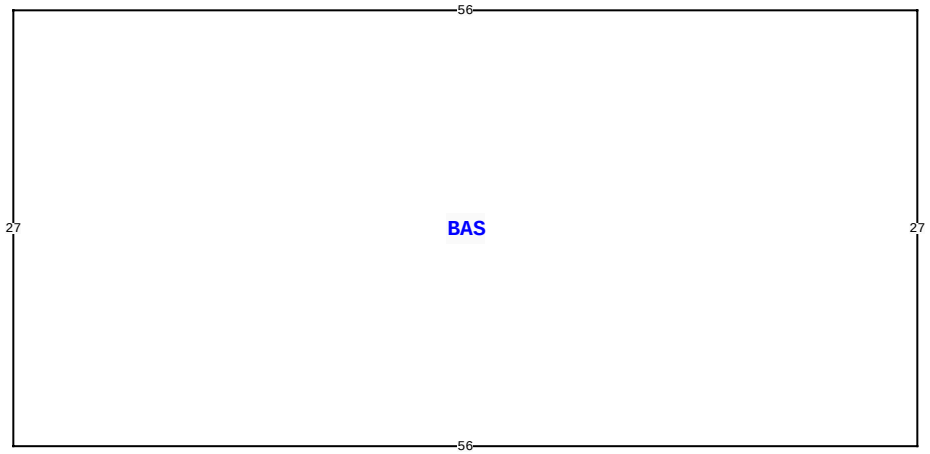
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10717.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	127,893
TOTALS	1,512			1,512	127,893

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	113.9000	107.07	161,890	2015	2015	0	0	0	21.00	79.00

5 MANUF 1 0% - 0 Heated Area: 1512 HX Base Yr 2012



BLD DATE	08/19/1998	MO	LGL DATE
XF DATE			LAND DATE 05/15/2024 MLU
INC DATE			AG DATE

1040 SE ADAMS ST, HIGH SPRINGS

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TOTAL EXEMPTION VALUE	HX HB	50,722
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TOTAL JUST VALUE		391,304
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14389	M H	125	08/11/1998
13696	M H	125	02/26/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1300/1617	9/03/2015	WD	U	I	11	100
GRANTOR: KENNETH DAVIES SR & N						
GRANTEE: KENNETH DAVIES SR &						
1209/2663	2/11/2011	WD	U	I	18	41,700
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: KENNETH DAVIES SR &						

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/14/2025 BY chuck Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/20/2025 BY SYS