THE W 300.74 FT OF LOT 13 BICENT
UNIT 1.

KONING KATRINA
164 SE MARINO WAY
HIGH SPRINGS, FL 32643

2026

10-7S-17-09971-008

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	13	LAM/VNLPLK 100
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

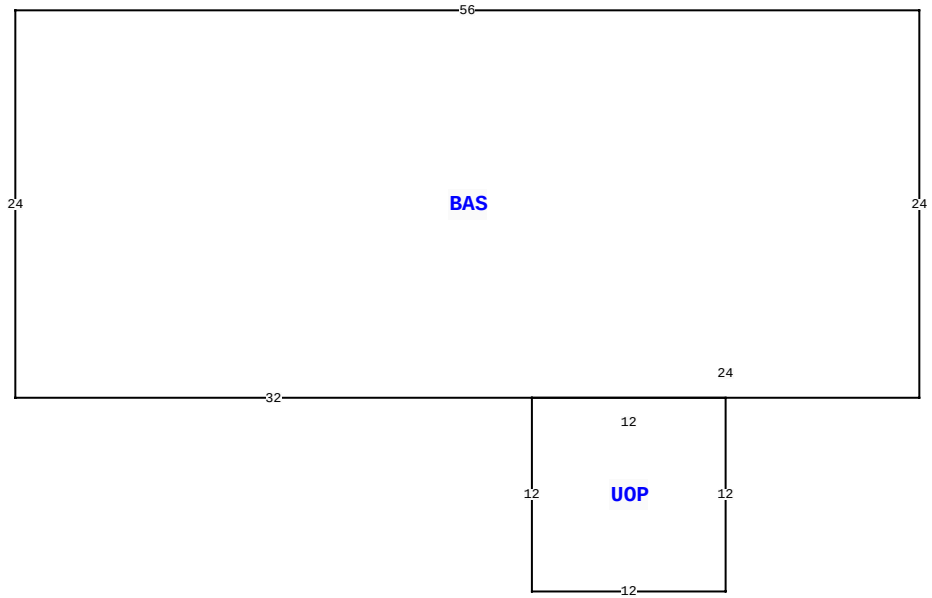
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10717.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	125,086
UOP	144	25		36	3,350
TOTALS	1,488			1,380	128,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,380	119.0000	117.81	162,578	1992	2015	0	0	0	21.00	79.00

2 MANUF 2 100% - 2024 Heated Area: 1344 HX Base Yr 2024



162 SE MARINO 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		128,437
TOTAL MARKET OB/XF VALUE		10,300
TOTAL LAND VALUE - MARKET		44,300
TOTAL MARKET VALUE		183,037
SOH/AGL Deduction		0
ASSESSED VALUE		183,037
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		132,315
TOTAL JUST VALUE		183,037
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,914

XFOB:1:1: 1992 MERI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6572	SFR	20,000	11/12/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1490/1525	5/10/2023	WD	Q	I	01	245,000
GRANTOR: ENI LLC						
GRANTEE: KONING KATRINA						
1443/2753	7/29/2021	WD	U	I	37	30,000
GRANTOR: ROBERT JAIME R TRUST						
GRANTEE: ENI LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S24 E32 UOP= S12 E12 N12 W12$ E24 N24$.

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
6	0081	DECKING WI	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	
7	0081	DECKING WI	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

LAND DESCRIPTION

TOTAL OB/XF 10,300

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	0000	C	VAC RES	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	0200	C	MBL HM	100		00	0.00	0.00	3.43	AC		1.00	1.00	1.00	10,000.00	10,000.00	34,300							

REVIEW DATE 10/02/2023 BY TP Total Acres: 4.43 Total Land Value: 44,300 Market: 0 Agricultural: 0 Common: 44,300 PRINTED 09/30/2025 BY SYS