LOT 16 SHERWOOD FOREST S/D
UNIT 1. ORB 485-237, 679-172,
688-507, 727-641, 784-1929,

KEENE VICTORIA S
17401 NW US HWY 441
HIGH SPRINGS, FL 32643

2026

10-7S-17-09973-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

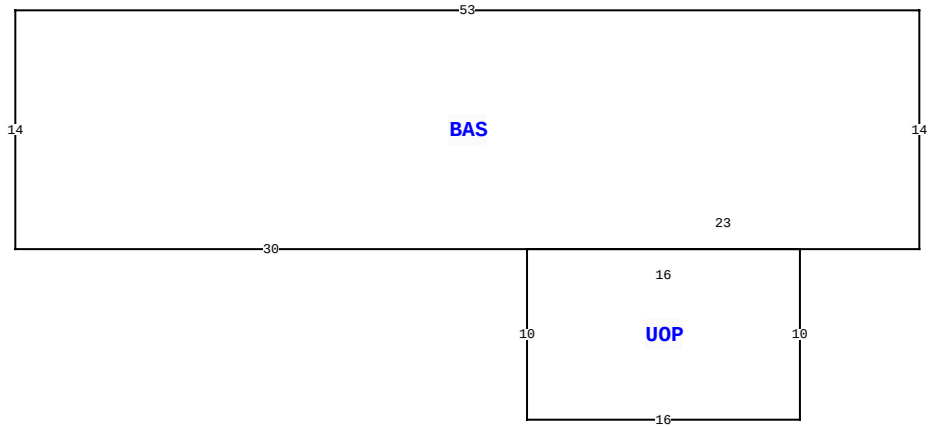
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	10717.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	742	100		742	14,890
UOP	160	25		40	803
TOTALS	902			782	15,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	782	83.6100	50.17	39,233	1984	1984	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 742 HX Base Yr



234 SE LITTLE JOHN PL, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/28/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	15,693
TOTAL MARKET OB/XF VALUE	7,400
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	38,093
SOH/AGL Deduction	1,826
ASSESSED VALUE	36,267
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	36,267
TOTAL JUST VALUE	38,093
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,093

SALE:4:1: SALE INCLUDED 8 PARCELS

SALE:3:1: T/W KIM,SALE INC WELL AND SEPTIC

SALE:2:1: $.70 STAMPS

XFOB:1:1: STAR MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046647	Electrical Servic	0	03/06/2023
8838	M H	125	09/15/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0985/1932	6/10/2003	WD	Q	I	03	10,000
GRANTOR: ROBERT SUMMERS						
GRANTEE: VICTORIA S KEENE						
0944/0946	1/11/2002	WD	Q	I		42,000
GRANTOR: LONG						
GRANTEE: ROBERT E SUMMERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W53 S14 E30 UOP= S10 E16 N10 W16$ E23 N14$.

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	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,400

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	0		A-1	222.00	196.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 1.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/21/2025 BY SYS