LOT 21 SHERWOOD FOREST S/D UNIT
679-172, 688-507, 707-011, 889-2

MURZIN EDWARD/MURZIN SHIRLEY
223 SE LITTLE PL
HIGH SPRINGS, FL 32643

2026

10-7S-17-09973-021

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 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

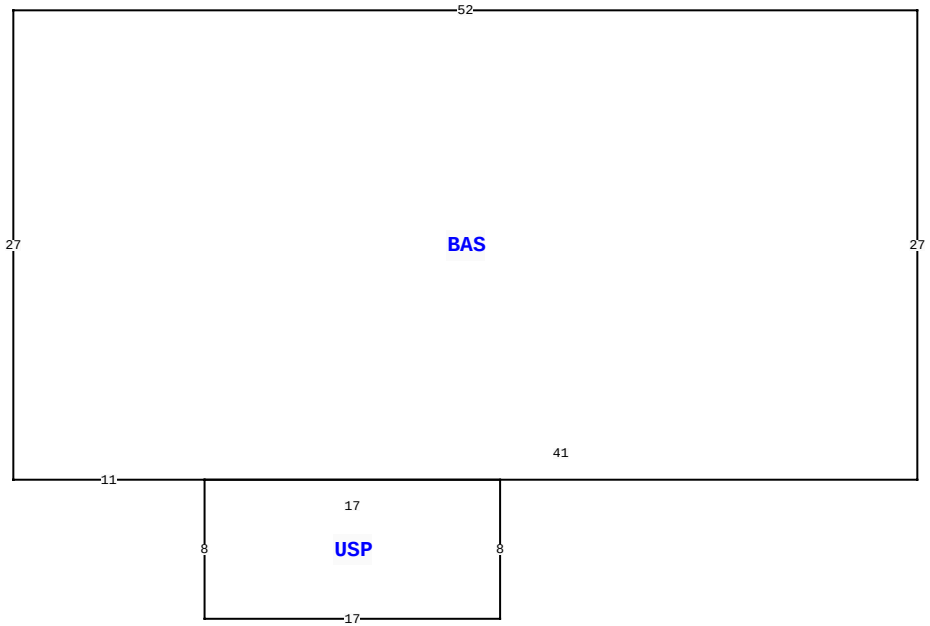
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10717.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	118,858
USP	136	35		48	4,064
TOTALS	1,540			1,452	122,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,452	114.0000	107.16	155,596	1991	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 2023 Heated Area: 1404 HX Base Yr 2023



223 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		122,921
TOTAL MARKET OB/XF VALUE		11,000
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		148,921
SOH/AGL Deduction		38,732
ASSESSED VALUE		110,189
TOTAL EXEMPTION VALUE	HX HB SX DX	105,722
BASE TAXABLE VALUE		4,467
TOTAL JUST VALUE		148,921
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1476/593	9/23/2022	WD	Q	I	01	135,000
GRANTOR: PRESNELL PATRICIA						
GRANTEE: MURZIN EDWARD						
0978/2682	2/26/2003	WD	Q	I	03	32,500
GRANTOR: US DEPT OF HOUSING &						
GRANTEE: PATRICIA PRESNELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E11 USP= S8 E17N8 W17$ E41 N27$.

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	0	0	3	100	1,500	
2	0021	BARN,FR AE	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	1993	1993	3	100	2,500	
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 11,000

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	221.00	197.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 10/20/2022 BY ME Total Acres: 1.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/21/2025 BY SYS