LOT 11 DOGWOOD ACRES S/D.

779-200, 793-1897, 797-431, 830-

CARRERAS LUIS
190 SE ADAMS ST
HIGH SPRINGS, FL 32643

2026

10-7S-17-09974-211

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

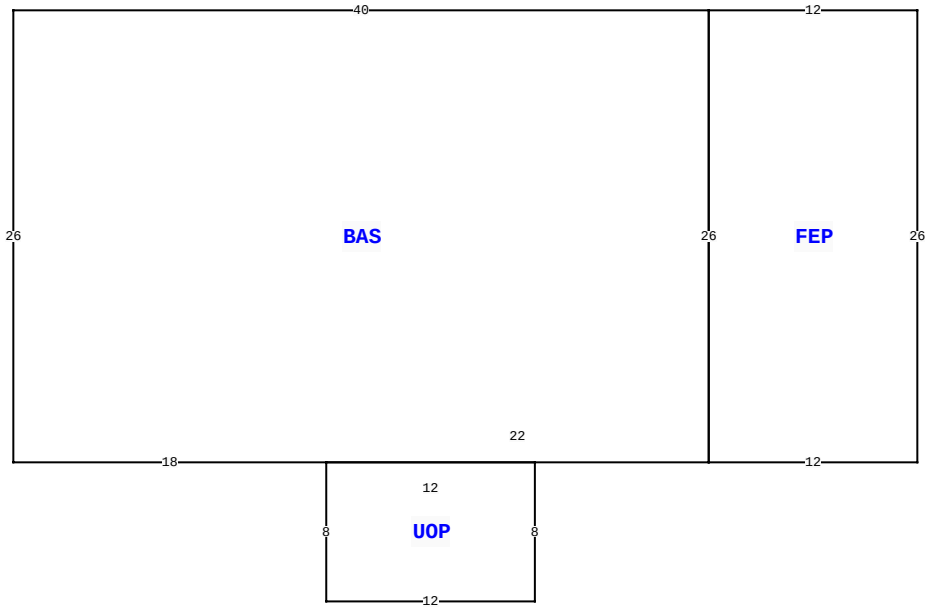
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	10717.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100		1,040	62,319
FEP	312	85		265	15,880
UOP	96	25		24	1,438
TOTALS	1,448			1,329	79,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,329	115.9000	108.95	144,795	1994	1994	0	0	0	45.00	55.00

1 MANUF 1 100% - 2002 Heated Area: 1040 HX Base Yr 2002



190 SE ADAMS ST, 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		91,773
TOTAL MARKET OB/XF VALUE		10,900
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		142,673
SOH/AGL Deduction		69,023
ASSESSED VALUE		73,650
TOTAL EXEMPTION VALUE	HX HB SX	44,940
BASE TAXABLE VALUE		28,710
TOTAL JUST VALUE		142,673
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,673

SALE:6:1: LOT 11 DOGWOOD ACRES

SALE:5:1: REPO

SALE:4:1: LOT 11 DOGWOOD ACRES

SALE:3:1: IN LIEU OF FORECLOSURE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044643	Roof Replacement	7,932	06/09/2022
18026	M H	125	03/08/2001
12768	M H	125	07/15/1997
9191	M H	125	12/21/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1503/781	11/21/2023	LE	U	I	14	100
GRANTOR: CARRERAS LUIS (ENH LE						
GRANTEE: CARRERAS LUIS ANTON						
0939/0604	10/22/2001	WD	Q	I		63,000
GRANTOR: S STERLING						
GRANTEE: LUIS & BLANCA I CAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S26 E18 UOP= S8 E12N8 W12$ E22 FEP= E12 N26 W12 S26$ N26$.

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	100	8	26	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 10,900

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		RSF/MH	0.00	0.00	0.50	LT		1.00	1.00	1.00	40,000.00	40,000.00	20,000							
2	0200	C	MBL HM	0		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	40,000.00	40,000.00	20,000							

REVIEW DATE 08/02/2022 BY JS Total Acres: 4.01 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/21/2025 BY SYS

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779-200, 793-1897, 797-431, 830-

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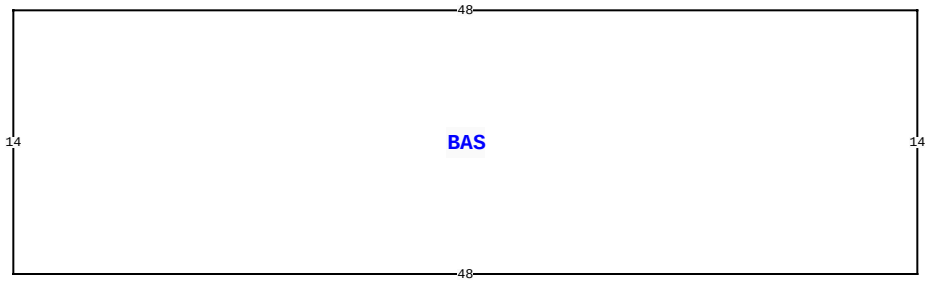
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	10717.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	12,136
TOTALS	672			672	12,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	75.2490	45.15	30,341	1991	1991	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2002 Heated Area: 672 HX Base Yr 2002



190 SE ADAMS ST, HIGH SPRINGS

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TOTAL JUST VALUE		142,673
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,673

BLDG:2:1: WEST MH

SALE:2:1: 1994 GEN DW MH INCL

XFOB:1:1: 1994 GENERAL ID#GMHGA130939691 A & A

SALE:1:1: IN LIEU OF FORECLOSURE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: CARRERAS LUIS (ENH LE						
GRANTEE: CARRERAS LUIS ANTON						
0939/0604	10/22/2001	WD	Q	I		63,000
GRANTOR: S STERLING						
GRANTEE: LUIS & BLANCA I CAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S14 E48 N14$.

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

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

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