LOT 13 DOGWOOD ACRES S/D.
771-359, 791-525, 796-090, 796-1

KENT JAMES R/KENT RONDA
302 SE ADAMS ST
HIGH SPRINGS, FL 32643

2026

10-7S-17-09974-213

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

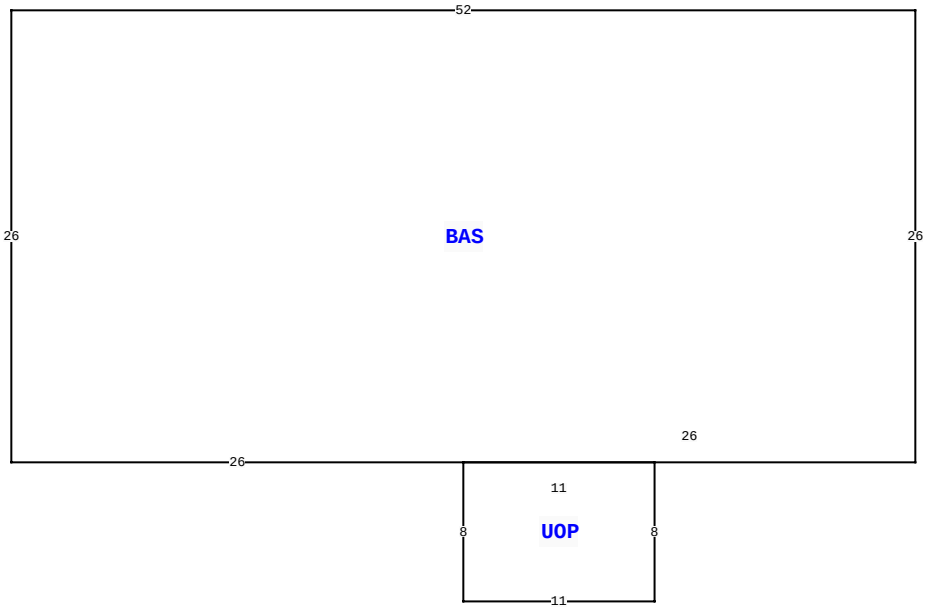
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	0200	MOBILE 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	1,352	100		1,352	38,256
UOP	88	25		22	622
TOTALS	1,440			1,374	38,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,374	117.9000	70.74	97,197	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2008 Heated Area: 1352 HX Base Yr 2008



BLD DATE	01/29/2008 DF	LGL DATE	
XF DATE		LAND DATE	05/15/2024 MLU
INC DATE		AG DATE	

304 SE ADAMS ST, HIGH SPRINGS

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		38,879
TOTAL MARKET OB/XF VALUE		15,000
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		93,879
SOH/AGL Deduction		47,430
ASSESSED VALUE		46,449
TOTAL EXEMPTION VALUE	HX HB VX DX	35,000
BASE TAXABLE VALUE		11,449
TOTAL JUST VALUE		93,879
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25003	M H	293	09/25/2006
15281	M H	125	03/24/1999
6836	PUMP/UTPOL	60	02/10/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1140/2457	1/14/2008	WD	Q	I		72,000
GRANTOR: GARY M & EDITH C KENT						
GRANTEE: JAMES R & RONDA KEN						
0928/1235	6/07/2001	WD	Q	I		39,700
GRANTOR: H A BUIE SR						
GRANTEE: GARY & EDITH KENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S26 E26 UOP= S8 E11 N8 W11$ E26 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	0070	CARPORT UF	0	100	12	30	1.00	UT	0.00	0.00	100	2002	2002	3	100	500	
2	0210	GARAGE U	0	100	26	30	1.00	UT	0.00	0.00	100	2002	2002	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	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
8	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 15,000

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 12/04/2017 BY BC Total Acres: 4.01 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 10/03/2025 BY SYS