LOT 15 DOGWOOD ACRES S/D.
770-1097, WD 1044-2675, DC 1270-

GRIFFIS JOSEPH H
434 SE ADAMS ST
HIGH SPRINGS, FL 32643

2026

10-7S-17-09974-215

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

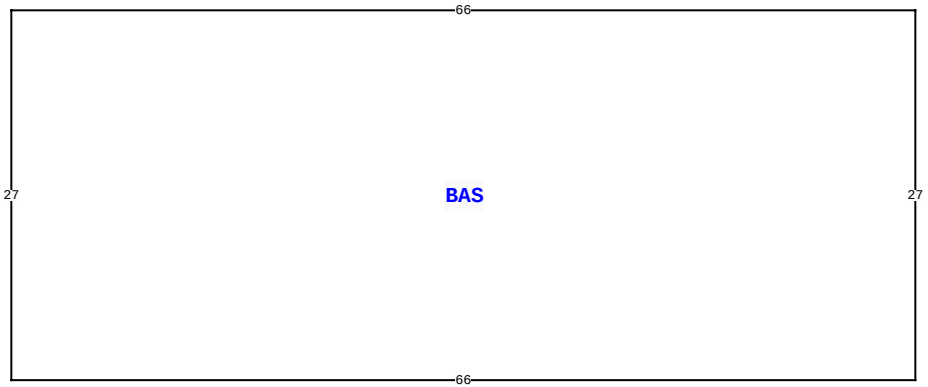
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,782	100		1,782	48,713
TOTALS	1,782			1,782	48,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,782	113.9000	68.34	121,782	1996	1995	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1782 HX Base Yr



434 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	48,713
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	96,913
SOH/AGL Deduction	23,643
ASSESSED VALUE	73,270
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,270
TOTAL JUST VALUE	96,913
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,913

BLDG:1:1: MONT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10308	M H	125	10/11/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1285/2655	12/02/2014	WD	U	I	11	100
GRANTOR: ROCKY A O'BRIAN AKA R						
GRANTEE: JOSEPH H GRIFFIS						
1044/2675	4/29/2005	WD	Q	I	01	100
GRANTOR: VIRGINIA D & RICHARD						
GRANTEE: JOSEPH HUDSON GRIFF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E66 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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	0102	C	SFR/MH	0		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 11/19/2025 BY SYS