TRACT 4 DOGWOOD ACRES S/D UNREC.
BEG NE COR OF SW1/4, RUN E 385 F
1200.62 FT TO N LINE OF A 60-FT

POLLOCK DANIEL B/POLLOCK MELISSA E
P O BOX 455
HIGH SPRINGS, FL 32643

2026

10-7S-17-09974-304

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

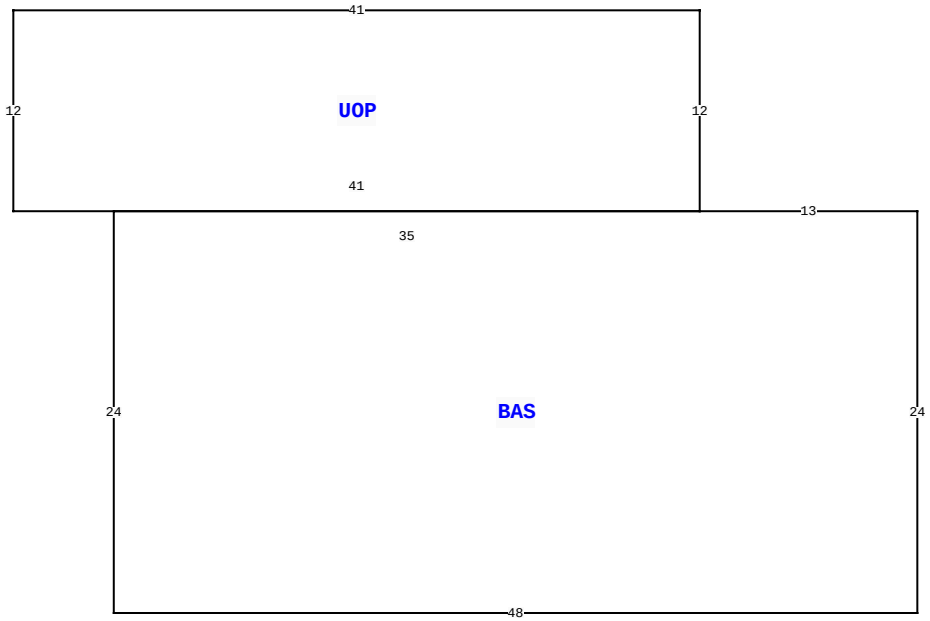
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	10717.080	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	30,385
UOP	492	25		123	3,244
TOTALS	1,644			1,275	33,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,275	109.9000	65.94	84,074	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1152 HX Base Yr



511 SE DIAMONDBACK GLN, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		56,090
TOTAL MARKET OB/XF VALUE		18,900
TOTAL LAND VALUE - MARKET		97,019
TOTAL MARKET VALUE		172,009
SOH/AGL Deduction		95,975
ASSESSED VALUE		76,034
TOTAL EXEMPTION VALUE	HX HB	29,806
BASE TAXABLE VALUE		46,228
TOTAL JUST VALUE		172,009
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28818	M H	371	08/26/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1454/2369	11/19/2021	WD	U	I	30	100
GRANTOR: POLLOCK JENNIFER L						
GRANTEE: POLLOCK DANIEL B						
0847/0439	9/23/1997	WD	Q	I	01	0
GRANTOR: MELISSA KINGSLEY						
GRANTEE: DANIEL POLLACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 UOP= N12 W41 S12 E41$ W35 S24 E48 N24$.

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	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2022	2021		100	7,000	
6	0081	DECKING WI	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2022	2021		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 18,900

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		A-1	0.00	0.00	8.17	AC		1.00	1.00	1.25	9,500.00	11,875.00	97,019							

REVIEW DATE 05/11/2022 BY JB Total Acres: 8.17 Total Land Value: 97,019 Market: 0 Agricultural: 0 Common: 97,019 PRINTED 11/19/2025 BY SYS

TRACT 4 DOGWOOD ACRES S/D UNREC.
BEG NE COR OF SW1/4, RUN E 385 F
1200.62 FT TO N LINE OF A 60-FT

POLLOCK DANIEL B/POLLOCK MELISSA E
P O BOX 455
HIGH SPRINGS, FL 32643

2026

10-7S-17-09974-304

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

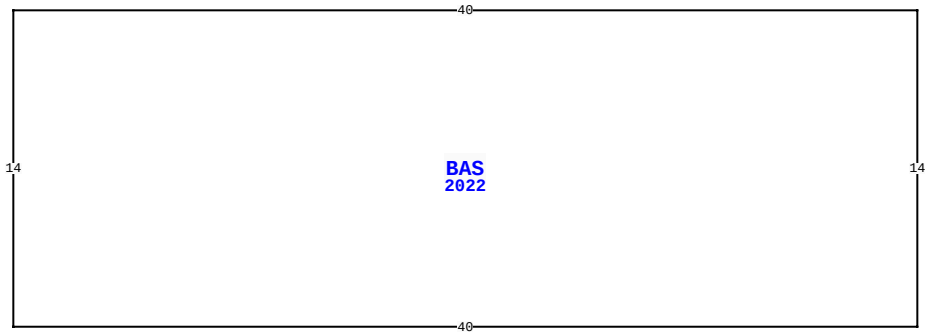
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	00	N/A 100
Interior Floo	00	N/A 100
Interior Floo	00	N/A 0
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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	10717.080	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	560	100	2022	560	22,460
TOTALS	560			560	22,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	02	560	69.0000	42.78	23,957	2020	2020	0	0	0	6.25	93.75

2 STRG/CONV 0% - 2022 Heated Area: 560 HX Base Yr



511 SE DIAMONDBACK GLN, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		56,090
TOTAL MARKET OB/XF VALUE		18,900
TOTAL LAND VALUE - MARKET		97,019
TOTAL MARKET VALUE		172,009
SOH/AGL Deduction		95,975
ASSESSED VALUE		76,034
TOTAL EXEMPTION VALUE	HX HB	29,806
BASE TAXABLE VALUE		46,228
TOTAL JUST VALUE		172,009
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1454/2369	11/19/2021	WD	U	I	30	100
GRANTOR: POLLOCK JENNIFER L						
GRANTEE: POLLOCK DANIEL B						
0847/0439	9/23/1997	WD	Q	I	01	0
GRANTOR: MELISSA KINGSLEY						
GRANTEE: DANIEL POLLACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=18,10] E40 S14 W40 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

REVIEW DATE 05/11/2022 BY JB Total Acres: 8.17 Total Land Value: 97,019 Market: 0 Agricultural: 0 Common: 97,019 PRINTED 11/19/2025 BY SYS