COMM AT NE COR OF SW1/4, RUN E 6
W LINE OF DOWNING ACRES UNR, S 3
RUN S 42 DG W 542 FT, S 74 DG E

WARD KIM LYNN
PO BOX 1812
ALACHUA, FL 32616

2026

10-7S-17-09974-309

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	12	HARDWOOD 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
Quality	05	05

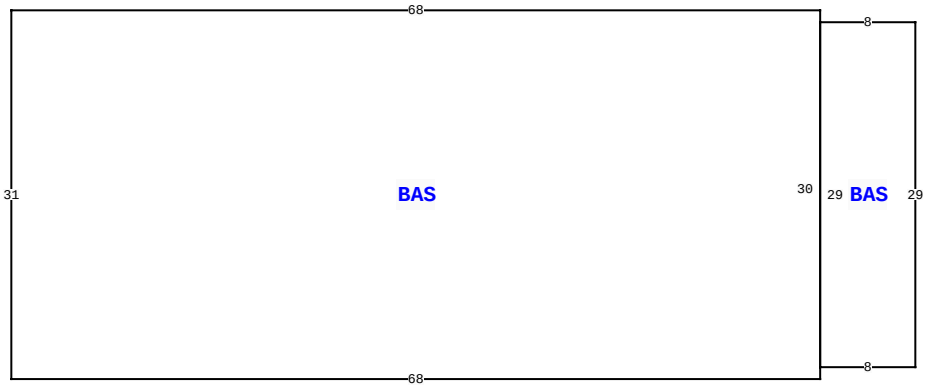
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10717.080	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	232	100		232	14,465
BAS	2,108	100		2,108	131,430
TOTALS	2,340			2,340	145,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,340	120.6000	113.36	265,262	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2022 Heated Area: 2340 HX Base Yr 2022



609 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		145,894
TOTAL MARKET OB/XF VALUE		10,800
TOTAL LAND VALUE - MARKET		28,980
TOTAL MARKET VALUE		185,674
SOH/AGL Deduction		51,508
ASSESSED VALUE		134,166
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		33,444
TOTAL JUST VALUE		185,674
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38599	MAINT/ALTR	170	09/12/2019
21477	M H	393	02/04/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1328/0449	12/21/2016	WD	Q	I	01	120,000
GRANTOR: JANICE LEAVITT						
GRANTEE: KIM LYNN WARD-AMERS						
1230/1575	2/21/2012	QC	U	V	11	100
GRANTOR: PHLOYD H LEAVITT						
GRANTEE: JANICE LEAVITT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S31 E68 N1 BAS= E8 N29 W8 S29$ N30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
5	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 10,800

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			0.00	0.00	2.07	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,980							

REVIEW DATE 05/21/2020 BY JB Total Acres: 2.07 Total Land Value: 28,980 Market: 0 Agricultural: 0 Common: 28,980 PRINTED 11/19/2025 BY SYS