COMM NE COR OF SW1/4, RUN S 7 FT
S 12 DEG W 284.22 FT, W 197.24 F
121.82 FT, N 12 DEG E 222.06 FT,

POLLOCK JENIFFER L
P O BOX 1964
HIGH SPRINGS, FL 32655

2026

10-7S-17-09974-314

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

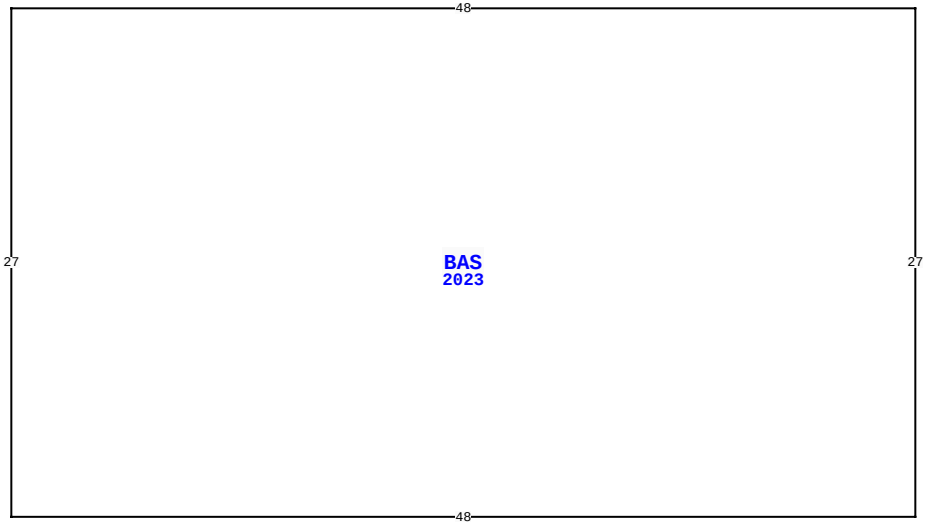
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	00	N/A 50
Interior Floo	08	SHT VINYL 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	0	0 100
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	10717.080	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2023	1,296	129,471
TOTALS	1,296			1,296	129,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,296	108.5000	107.42	139,216	2021	2021	0	0	0	7.00	93.00

1 MANUF 2 100% - 2025 Heated Area: 1296 HX Base Yr 2025



515 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		129,471
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		33,775
TOTAL MARKET VALUE		170,246
SOH/AGL Deduction		0
ASSESSED VALUE		170,246
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		119,524
TOTAL JUST VALUE		170,246
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043026	Mobile Home		10/25/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1454/2371	11/19/2021	WD	U	V	30	100
GRANTOR: POLLOCK DANIEL B						
GRANTEE: POLLOCK JENNIFER L						
1431/54	2/23/2021	WD	U	V	11	100
GRANTOR: POLLOCK DANIEL B						
GRANTEE: POLLOCK JENIFFER L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=22,18] E48 S27 W48 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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		A-1	0.00	0.00	1.93	AC		1.00	1.00	1.25	14,000.00	17,500.00	33,775							

REVIEW DATE 05/11/2022 BY JB Total Acres: 1.93 Total Land Value: 33,775 Market: 0 Agricultural: 0 Common: 33,775 PRINTED 11/19/2025 BY SYS