(PART OF TRACT 1 DOGWOOD ACRES U
COMM NW COR OF SE1/4 OF SW1/4, R
LINE 35.42 FT FOR POB, CONT S 12

BAKER WENDY YVONNE/WILLIAMS EDDIE SOLOMON II
235 SE RATTLER CT
HIGH SPRINGS, FL 32643

2026

10-7S-17-09974-322

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

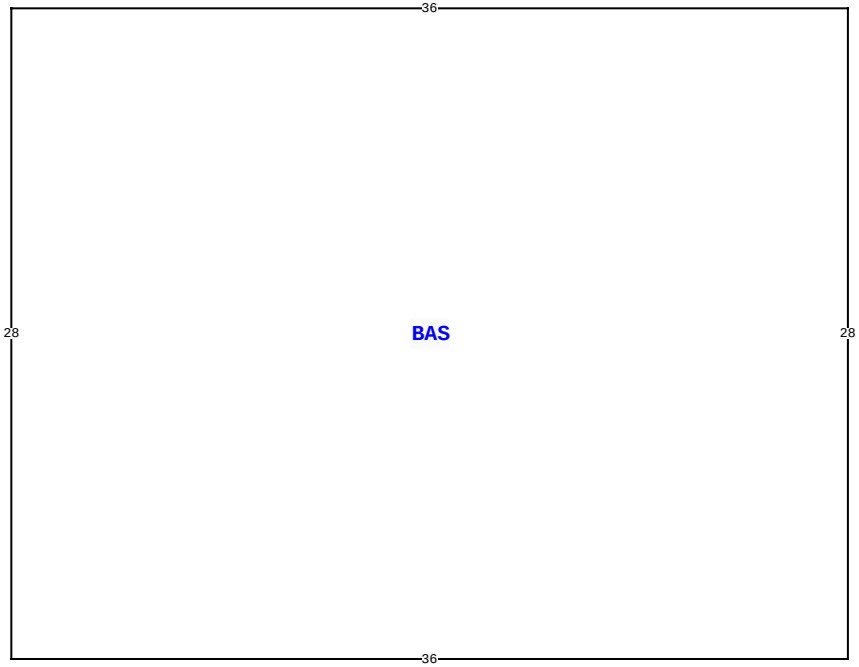
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	10716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100		1,008	24,583
TOTALS	1,008			1,008	24,583

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,008	101.6100	60.97	61,458	1982	1982	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2006 Heated Area: 1008 HX Base Yr 2006



235 SE RATTLER CT, 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		24,583
TOTAL MARKET OB/XF VALUE		9,000
TOTAL LAND VALUE - MARKET		15,540
TOTAL MARKET VALUE		49,123
SOH/AGL Deduction		25,795
ASSESSED VALUE		23,328
TOTAL EXEMPTION VALUE	HX HB	23,328
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		49,123
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		49,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23902	M H	475	11/29/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1220/0793	8/23/2011	WD	U	I	34	100
GRANTOR: FREEDOM MOBILE HOME S						
GRANTEE: WENDY YVONNE BAKER						
1066/1383	11/18/2005	AG	Q	V	01	39,100
GRANTOR: FREEDOM MOBILE HOME S						
GRANTEE: WENDY YVONNE BAKER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S28 E36 N28$.

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
3	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 9,000

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	1.11	AC		1.00	1.00	1.00	14,000.00	14,000.00	15,540							

REVIEW DATE 12/04/2017 BY BC Total Acres: 1.11 Total Land Value: 15,540 Market: 0 Agricultural: 0 Common: 15,540 PRINTED 10/02/2025 BY SYS