LOT 6 SHERWOOD FOREST S/D UNIT 2
ORB 451-625, 771-364 773-1249, Q

DUNCAN DAVID
375 SE MAID MARION LN
HIGH SPRINGS, FL 32643

2026

10-7S-17-09976-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		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

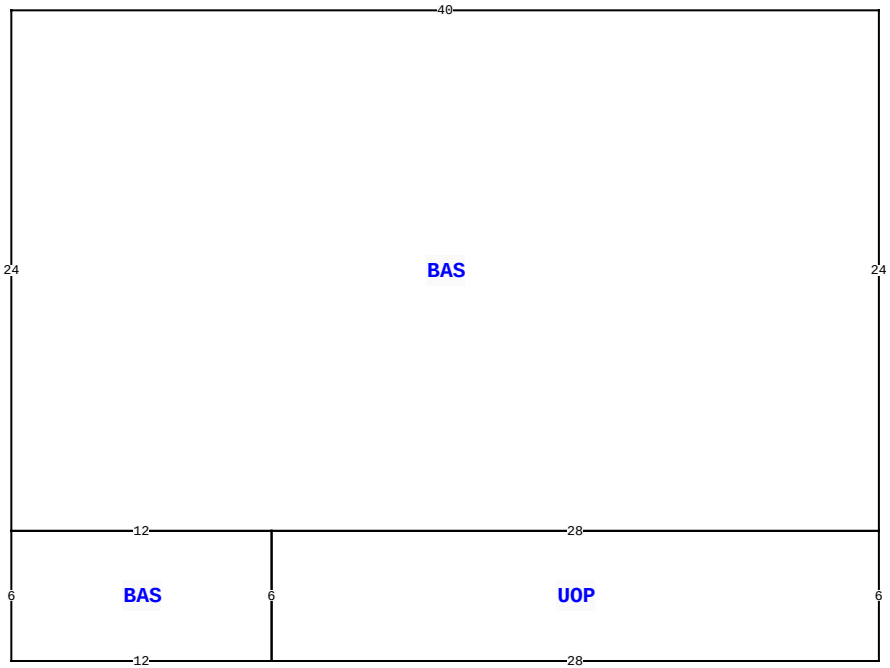
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10717.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100		72	4,277
BAS	960	100		960	57,030
UOP	168	25		42	2,495
TOTALS	1,200			1,074	63,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,074	114.9000	108.01	116,003	1992	1995	0	0	0	45.00	55.00

1 MANUF 1 100% - 2012 Heated Area: 1032 HX Base Yr 2012



375 SE MAID MARION LN, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/28/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		63,802
TOTAL MARKET OB/XF VALUE		18,920
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		97,722
SOH/AGL Deduction		45,994
ASSESSED VALUE		51,728
TOTAL EXEMPTION VALUE	HX HB VX SX	51,728
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		97,722
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7033	M H	60	04/09/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1216/0358	2/11/2011	WD	U	I	11	0
GRANTOR: JAMES & STACIA CROSIE						
GRANTEE: DAVID DUNCAN						
1036/1406	1/25/2005	WD	Q	I		62,000
GRANTOR: RONALD C & DIANE C SE						
GRANTEE: STACIA CROSIER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 BAS= S6 E12 N6 W12$ E12 UOP= S6 E28 N6 W28$ E28 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	2,000	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
6	0031	BARN,MT AE	0	100	20	24	480.00	UT	9.00	9.00	100	2013	2013	3	100	4,320	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	
8	0265	PRCH,UEP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 18,920

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	222.00	196.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 11/28/2017 BY BC Total Acres: 1.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/19/2025 BY SYS