LOT 23 SHERWOOD FOREST S/D UNIT
791-008, 796-363, 796-695, 796-6

NEWMAN JOHN W II/NEWMAN LESLIE ANGELICA
3170 SW PINEMOUNT RD
LAKE CITY, FL 32024

2026

10-7S-17-09976-025

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	13	LAM/VNLPLK 100
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

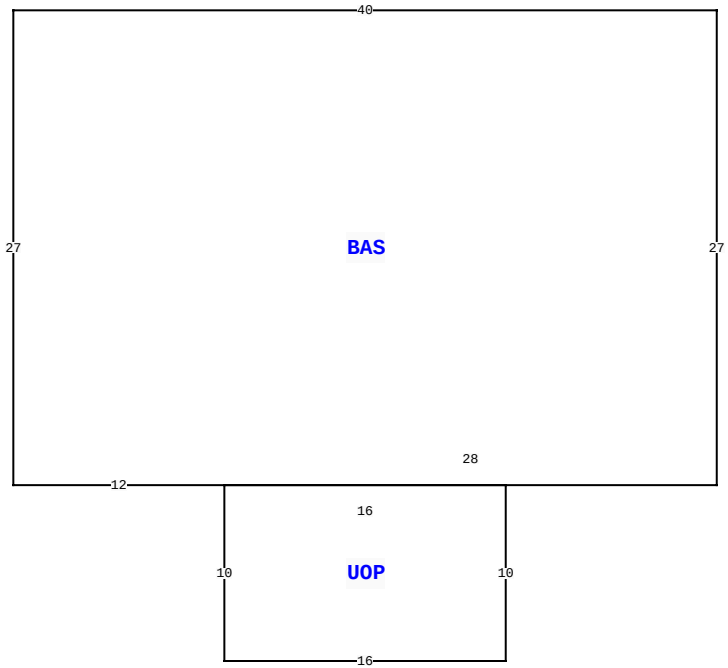
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10717.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	78,526
UOP	160	25		40	2,908
TOTALS	1,240			1,120	81,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,120	119.0000	111.86	125,283	2001	2010	0	0	0	35.00	65.00

2 MANUF 1 0% - 2022 Heated Area: 1080 HX Base Yr



439 SE ROBINHOOD PL, 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	81,434
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	103,434
SOH/AGL Deduction	0
ASSESSED VALUE	103,434
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,434
TOTAL JUST VALUE	103,434
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,192

SALE:4:1: LOT 23 SHERWOOD FOREST UNIT 2
SALE:3:1: LOT 23 SHERWOOD FOREST UNIT 2
SALE:2:1: SALE NOT IN LINE SEE SALE 3

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17391	M H	125	08/31/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1436/168	4/14/2021	WD	U	I	11	100
GRANTOR: RENTAS ELBA COLON						
GRANTEE: NEWMAN JOHN W II						
1383/1121	4/25/2019	WD	Q	I	01	67,000
GRANTOR: RICHARD GAYHEART						
GRANTEE: ELBA COLON RENTAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S27 E12 UOP= S10 E16 N10 W16$ E28 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	0	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	0		A-1	225.00	170.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 11/27/2017 BY BC Total Acres: 0.88 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/19/2025 BY SYS