

(AKA PART OF LOT 1 DOWNING ACRES
BEG SE COR OF W1/2 OF NE1/4 OF S
17.53 FT FOR POB, CONT N 327.80

DAVIS TAMRA CHARLEEN/HASH PAMELA SUE
439 SE DOWNING DR
HIGH SPRINGS, FL 32643

2026

10-7S-17-09977-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	10717.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,338	100		2,338	51,773
TOTALS	2,338			2,338	51,773

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0021	BARN, FR AE	0	100	0	0	1.00	UT	0.00
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		00	0.00	0.00	3.43

REVIEW DATE 12/04/2017 BY BC

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,338	92.2590	55.36	129,432	2000	2000		0	0	60.00	40.00
2 MOBILE HME 100% - 2014 Heated Area: 2338 HX Base Yr 2014												
31 76 44 18 14 31 BAS												
439 SE DOWNING DR, HIGH SPRINGS												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/15/2024 MLU												

TOTAL OB/XF												
3,300												

TOTAL OB/XF												
3,300												

Total Acres: 3.43 Total Land Value: 30,870 Market: 0 Agricultural: 0 Common: 30,870

COLUMBIA COUNTY PROPERTY												
PAGE 1 of 1												3

VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		51,773
TOTAL MARKET OB/XF VALUE		3,300
TOTAL LAND VALUE - MARKET		30,870
TOTAL MARKET VALUE		85,943
SOH/AGL Deduction		17,152
ASSESSED VALUE		68,791
TOTAL EXEMPTION VALUE		43,791
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		85,943
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,943

XFOB:1:1: BENTON MH
BLDG:1:1: GUER MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21126	M H	125	10/01/2003
13420	RECONNECT	50	12/16/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1250/2629	3/11/2013	WD U	I	I	11	100	
GRANTOR: TAMRA CHARLEEN DAVIS							
GRANTEE: TAMRA CHARLEEN DAVI							
1250/0361	2/26/2013	PB U	I	I	18	0	
GRANTOR: HAROLD NORMAN BENTON							
GRANTEE: TAMRA CHARLEEN DAVI							

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
BAS= W76 S31 E44 N1 E18 S1 E14 N31\$.												

OTHER ADJUSTMENTS AND NOTES												

PRINTED 11/19/2025 BY SYS