

(AKA LOT 4 DOWNING ACRES UNR): B
W1/2 OF NE1/4 OF SE1/4, RUN S 32
662.65 FT, N 329 FT, E 661.88 FT

WALLACE WYMAN KENNETH
231 SE DOWNING DRIVE
HIGH SPRINGS, FL 32643

2026

10-7S-17-09977-004



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		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		02
NEIGHBORHOOD/LOC	10717.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	67,840
TOTALS	1,152			1,152	67,840

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00

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	4.00
2	0000	C	VAC RES	0		00	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0201	02	1,152	113.9000	107.07	123,345	1999	1999		0	0	45.00	55.00	
3 MANUF 1 100% - 2013 Heated Area: 1152 HX Base Yr 2013													
16 72 16 72													
BAS													
231 SE DOWNING DR, HIGH SPRINGS													

231 SE DOWNING DR, HIGH SPRINGS										XF DATE		LAND DATE		05/15/2024		MLU	
										INC DATE				AG DATE			
UNITS		UT	Adj R		ADJ UNIT PRICE		ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE		NOTES			
1.00		UT	0.00		0.00		100	2017	2017	3	100	200					
1.00		UT	0.00		0.00		100	2017	2017	3	100	1,200					
1.00		UT	7,000.00		7,000.00		100			3	100	7,000					
1.00		UT	3,000.00		3,000.00		100			3	100	3,000					

TOTAL OB/XF										11,400							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0200	C	MBL HM	100		00	0.00	0.00	4.00	AC		1.00	1.00	0.90	10,000.00	9,000.00	36,000
2	0000	C	VAC RES	0		00	0.00	0.00	1.00	AC		1.00	1.00	0.90	10,000.00	9,000.00	9,000

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1			3
VALUATION SUMMARY													
VALUATION BY						STANDARD							
Tax Group: 3						Tax Dist:							
BUILDING MARKET VALUE						67,840							
TOTAL MARKET OB/XF VALUE						11,400							
TOTAL LAND VALUE - MARKET						45,000							
TOTAL MARKET VALUE						124,240							
SOH/AGL Deduction						54,201							
ASSESSED VALUE						70,039							
TOTAL EXEMPTION VALUE						HX HB SX		58,362					
BASE TAXABLE VALUE						11,677							
TOTAL JUST VALUE						124,240							
NCON VALUE						0							
INCOME VALUE													
PREVIOUS YEAR MKT VALUE						124,240							
SALE:2:1: LOT 4, DOWMING ACRES													
PERMIT NUM				DESCRIPTION				AMT		ISSUED			
19233				M H				125		02/15/2002			
9739				M H				125		05/22/1995			
SALES DATA													
OFF RECORD Number		DATE		TYPE INST	Q U	/	V I	/	RSN CD	SALE PRICE			
1458/610		2/01/2022		LE	U		I		14	100			
GRANTOR: WALLACE WYMAN KENNETH													
GRANTEE: ARRINGTON JODIE S													
1241/1870		9/14/2012		WD	U		I		40	72,500			
GRANTOR: GILBERT & MARCELLA BI													
GRANTEE: WYMAN KENNETH WALLA													
BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W72 S16 E72 N16\$.													