

(AKA LOT 7 DOWNING ACRES UNR):CO
OF E1/2 OF NW1/4 OF SE1/4, RUN S
FOR POB, RUN E 602.06 FT, S 361.

KELLAR CODY/KELLAR JESSICA
256 SE DOWNING DR
HIGH SPRINGS, FL 32643

2026

10-7S-17-09977-006



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	08	WD OR PLY 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	14	PREFIN MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	08	SHT VINYL 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	10717.050	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100		1,380	37,094
FSP	216	40		86	2,312
UOP	104	25		26	699
TOTALS	1,700			1,492	40,105

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,492	112.0000	67.20	100,262	1988	1988	0	0	0 60.00	40.00
1 MOBILE HME		100% - 2025		Heated Area: 1380				HX Base Yr 2025			