(AKA LOT 11 DOWNING ACRES UNR).
OF SEC, RUN W 1110.38 FT FOR POB
583.82 FT, W 93.01 FT, NW ALONG

CASOLA ALBERTO F/CASOLA MIRIAM
686 SE DOWNING DR
HIGH SRRINGS, FL 32643

2026

10-7S-17-09977-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	01	01

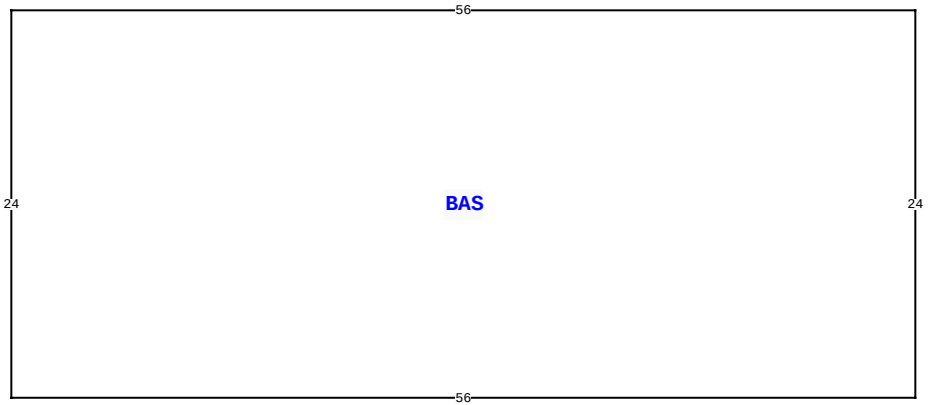
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 10717.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	23,687
TOTALS	1,344			1,344	23,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,344	73.4250	44.06	59,217	1979	1979	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 1344 HX Base Yr



632 SE DOWNING DR, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	23,687
TOTAL MARKET OB/XF VALUE	8,000
TOTAL LAND VALUE - MARKET	45,630
TOTAL MARKET VALUE	77,317
SOH/AGL Deduction	3,314
ASSESSED VALUE	74,003
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,003
TOTAL JUST VALUE	77,317
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38744	RECONNECT	0	10/15/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1389/0670	7/08/2019	WD	U	I	37	34,000
GRANTOR: NORTHERN ALACHUA HOLD						
GRANTEE: ALBERTO F & MIRIAM						
1266/2654	12/18/2013	QT	U	I	18	100
GRANTOR: CLERK OF COURT (QUIET						
GRANTEE: NORTHERN ALACHUA HO						

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S24 E56 N24$.

LAND DESCRIPTION

TOTAL OB/XF 8,000

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		00	0.00	0.00	5.07	AC		1.00	1.00	0.90	10,000.00	9,000.00	45,630							

REVIEW DATE 02/03/2020 BY JB Total Acres: 5.07 Total Land Value: 45,630 Market: 0 Agricultural: 0 Common: 45,630 PRINTED 11/18/2025 BY SYS