

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

10-7S-17-09977-012

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1	3																		
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT				NORM		% COND		VALUATION SUMMARY																	
Exterior Wall		31		VINYL SID 100		0201		02		2,280		113.0000		106.22		242,182		2020		2019		0		0		0		11.00		89.00		VALUATION BY					STANDARD												
Roof Structur		03		GABLE/HIP 100		2		MANUF 1		100% - 2013						Heated Area: 2280																Tax Group: 3					Tax Dist:												
Roof Cover		03		COMP SHNGL 100																												BUILDING MARKET VALUE					215,542												
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					8,600												
Interior Floo		08		SHT VINYL 100																												TOTAL LAND VALUE - MARKET					45,000												
Air Condition		03		CENTRAL 100																												TOTAL MARKET VALUE					269,142												
Heating Type		04		AIR DUCTED 100																												SOH/AGL Deduction					106,388												
Bedrooms				4 100																												ASSESSED VALUE					162,754												
Bathrooms				2 100																												TOTAL EXEMPTION VALUE					HX HB 50,722												
Stories		1.		1. 100																												BASE TAXABLE VALUE					112,032												
Architectual		01		CONV 100																												TOTAL JUST VALUE					269,142												
Units				0 100																												NCON VALUE					0												
																																INCOME VALUE																	
																																PREVIOUS YEAR MKT VALUE					273,986												
Quality		05		05																																													
DOR CODE		0200		MOBILE HOME																																													
MAP NUM				MKT AREA																																													
NEIGHBORHOOD/LOC		10717.050		1.00/																																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																							
BAS		2,280		100				2,280		215,542																																							
TOTALS		2,280						2,280		215,542																																							
EXTRA FEATURES										686 SE DOWNING DR, HIGH SPRINGS										BLD DATE				LGL DATE		05/15/2024		MLU																					
																				XF DATE				LAND DATE																									
																				INC DATE				AG DATE																									
L N		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		0296		SHED METAL		0 100		0		0		1.00		UT		0.00		0.00		100		2013		2013		3		100		400																			
2		0294		SHED WOOD/		0 100		0		0		1.00		UT		0.00		0.00		100		2013		2013		3		100		200																			
3		9945		Well/Sept		0 100		0		0		1.00		UT		7,000.00		7,000.00		100						3		100		7,000																			
4		0296		SHED METAL		0 100		0		0		1.00		UT		0.00		0.00		100		2017		2017		3		100		1,000																			
LAND DESCRIPTION										TOTAL OB/XF										8,600																													
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		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
1		0200		C		MBL HM		100				00		0.00		0.00		5.00		AC				1.00		1.00		0.90		10,000.00		9,000.00		45,000															