(AKA E1/2 OF LOT 16 DOWNING ACRE
AS): COMM NE COR OF SE1/4 OF SE1
FT FOR POB, RUN W 158.52 FT, S 6

LANTERMAN GARY
805 SE DOWNING DR
HIGH SPRINGS, FL 32643

2026

10-7S-17-09977-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

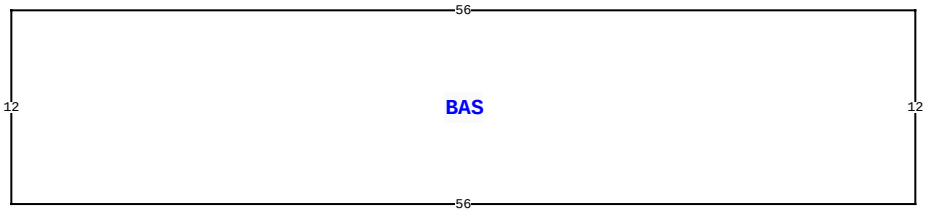
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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	672	100		672	13,467
TOTALS	672			672	13,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	83.5000	50.10	33,667	1970	1970	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2022 Heated Area: 672 HX Base Yr 2022



805 SE DOWNING DR, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		13,467
TOTAL MARKET OB/XF VALUE		8,500
TOTAL LAND VALUE - MARKET		35,700
TOTAL MARKET VALUE		57,667
SOH/AGL Deduction		15,044
ASSESSED VALUE		42,623
TOTAL EXEMPTION VALUE	HX HB SX	42,623
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		57,667
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		57,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9713	M H	125	05/12/1995
7490	M H	60	08/16/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1437/2119	5/17/2021	WD	U	V	11	100
GRANTOR: DICKS RODNEY S FAMILY						
GRANTEE: LANTERMAN GARY						
1375/0266	11/09/2018	WD	U	V	11	0
GRANTOR: NORMA R DICKS, R DICK						
GRANTEE: RODNEY S DICKS FAMI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=21,10] E56 S12 W56 N12 $
.

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	0263	PRCH,USP	0	100	0	0	1.00	UT	200.00	200.00	100	2022	2021		100	200	
2	0265	PRCH,UEP	0	100	0	0	1.00	UT	600.00	600.00	100	2022	2021		100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2021		100	300	
5	0296	SHED METAL	0	100	0	0	1.00	UT	400.00	400.00	100	2022	2021		100	400	

LAND DESCRIPTION

TOTAL OB/XF 8,500

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	100		00	0.00	0.00	2.50	AC		1.00	1.00	1.02	14,000.00	14,280.00	35,700							

REVIEW DATE 06/15/2021 BY JB Total Acres: 2.50 Total Land Value: 35,700 Market: 0 Agricultural: 0 Common: 35,700 PRINTED 11/18/2025 BY SYS