

BEG NE COR OF SW1/4 OF NE1/4, RU
TO N R/W ADAMS RD, W 346 FT, N 6
346 FT TO POB. (AKA LOT 1 CARMEL

ROTHAN PIPER/ROTHAN MATTHEW J
18823 NW 242ND ST
HIGH SPRINGS, FL 32643

2026

10-7S-17-09977-019



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Floo	14
Interior Floo	08
Air Condition	03
Heating Type	04
Bedrooms	
Bathrooms	
Stories	1.
Architectual	01
Units	
Condition Adj	03
Kitchen Adjus	01

Quality	05
DOR CODE	0200
MAP NUM	
NEIGHBORHOOD/LOC	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	26,012
TOTALS	960			960	26,012

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0102	C	SFR/MH	0		00	0.00	0.00	5.00

REVIEW DATE 11/25/2024 BY JS

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	960	112.9000	67.74	65,030	1985	1985	0	0	0	60.00	40.00	
1 MOBILE HME 0% - 2023 Heated Area: 960 HX Base Yr													
24 40 24 40													
BAS													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/15/2024 MLU													

851 SE ADAMS ST, HIGH SPRINGS													
TOTAL OB/XF 7,800													

TOTAL OB/XF													
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
1	0102	C	SFR/MH	0		00	0.00	0.00	5.00	AC		1.00	1.00

Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

COLUMBIA COUNTY PROPERTY						PAGE 1 of 1		3
VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 3			Tax Dist:					
BUILDING MARKET VALUE					26,012			
TOTAL MARKET OB/XF VALUE					7,800			
TOTAL LAND VALUE - MARKET					50,000			
TOTAL MARKET VALUE					83,812			
SOH/AGL Deduction					0			
ASSESSED VALUE					83,812			
TOTAL EXEMPTION VALUE					0			
BASE TAXABLE VALUE					83,812			
TOTAL JUST VALUE					83,812			
NCON VALUE					0			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					83,812			
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