

COMM NE COR OF SW1/4 OF NW1/4 FO
629.91 FT TO N R/W ADAMS ROAD, W
332.21 FT, N 629.91 FT, E 331.87

EQUITY TRUST COMPANY CUSTODIAN
530 NE 5TH AVE
HIGH SPRINGS, FL 32643

2026

10-7S-17-09977-024



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	02	02 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0200MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	10717.090	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	840	100
UOP	96	25
TOTALS	936	864
TOTALS	936	17,114

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0020	BARN, FR	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

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	4.80

REVIEW DATE 11/30/2017 BY BC

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	864	82.5390	49.52	42,785	1985	1985	0	0	0	60.00	40.00	
1 MOBILE HME 0% - 0													
Heated Area: 840 HX Base Yr													
319 SE ADAMS ST, HIGH SPRINGS													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/15/2024 MLU													

TOTAL OB/XF													
8,300													

TOTAL OB/XF													
8,300													

Total Acres: 4.80 Total Land Value: 38,400 Market: 0 Agricultural: 0 Common: 38,400

COLUMBIA COUNTY PROPERTY													
PAGE 1 of 1													3
VALUATION SUMMARY													
VALUATION BY STANDARD													
Tax Group: 3 Tax Dist:													
BUILDING MARKET VALUE 17,114													
TOTAL MARKET OB/XF VALUE 8,300													
TOTAL LAND VALUE - MARKET 38,400													
TOTAL MARKET VALUE 63,814													
SOH/AGL Deduction 15,522													
ASSESSED VALUE 48,292													
TOTAL EXEMPTION VALUE 0													
BASE TAXABLE VALUE 48,292													
TOTAL JUST VALUE 63,814													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 63,814													
LAND:1:1: 1/2014 SINK HOLE ON PROPERTY PER OWNER													
SALE:1:1: WD REPLACING AD													
BLDG:1:1: SAND MH													
PERMIT NUM DESCRIPTION AMT ISSUED													
SALES DATA													
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE													
1266/1471 12/09/2013 WD U I 12 40,400													
GRANTOR: LUCINDA VASQUEZ													
GRANTEE: EQUITY TRUST COMPAN													
0809/1317 8/22/1995 WD U I 09 12,000													
GRANTOR: LENVIL DICKS													
GRANTEE: JOSE & LUCINDA VASQ													
BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W60 S14 E32 UOP= S8 E12N8 W12\$ E28 N14\$.													

PRINTED 10/02/2025 BY SYS