(AKA PART OF LOT 9 DOWNING ACRES
COMM NW COR OF E1/2 OF NW1/4 OF
FT FOR POB, CONT S 478.98 FT, E

NELSON JOSEPH S/NELSON BOBBI R
420 SE DOWNING DR
HIGH SPRINGS, FL 32643

2026

10-7S-17-09977-025

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

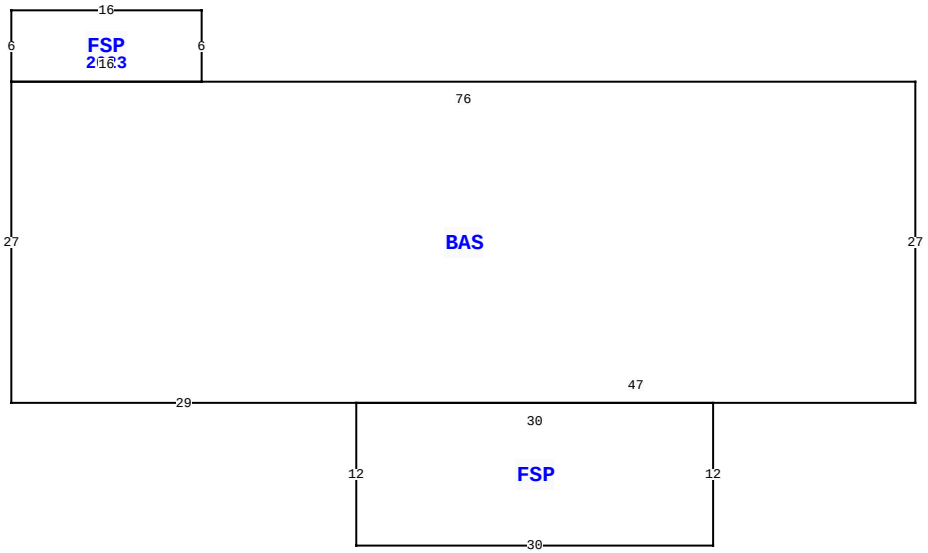
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M 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	2,052	100		2,052	121,900
FSP	360	40		144	8,554
FSP	96	40	2023	38	2,257
TOTALS	2,508			2,234	132,712

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,234	114.9000	108.01	241,294	1983	1995	0	0	0	45.00	55.00

1 MANUF 1 100% - 2023 Heated Area: 2052 HX Base Yr 2023



420 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		160,916
TOTAL MARKET OB/XF VALUE		34,180
TOTAL LAND VALUE - MARKET		61,100
TOTAL MARKET VALUE		256,196
SOH/AGL Deduction		145,983
ASSESSED VALUE		110,213
TOTAL EXEMPTION VALUE	HX HB	44,009
BASE TAXABLE VALUE		66,204
TOTAL JUST VALUE		256,196
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,497

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047524	Storage Building	9,100	06/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1472/628	7/29/2022	WD	Q	I	01	270,000
GRANTOR: SCHNEIDER MICHAEL A						
GRANTEE: NELSON JOSEPH S						
1333/1902	3/27/2017	WD	Q	I	01	99,000
GRANTOR: LINDA L RANDALL-HEYL						
GRANTEE: MICHAEL A & MARGARE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W76 S27 E29 E47 N27 $
FSP=[ORIG=-47,27] S12 E30 N12 W30 $
FSP=[YR=2023;ORIG=-76,-6] S6 E16 N6 W16 $
.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	10,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0030	BARN,MT	0	100	26	32	832.00	UT	15.00	15.00	100	2024	2023		100	12,480	

LAND DESCRIPTION

TOTAL OB/XF 34,180

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	5.11	AC		1.00	1.00	1.00	10,000.00	10,000.00	51,100							
2	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE 07/26/2023 BY randall Total Acres: 6.11 Total Land Value: 61,100 Market: 0 Agricultural: 0 Common: 61,100 PRINTED 11/18/2025 BY SYS

(AKA PART OF LOT 9 DOWNING ACRES
COMM NW COR OF E1/2 OF NW1/4 OF
FT FOR POB, CONT S 478.98 FT, E

NELSON JOSEPH S/NELSON BOBBI R
420 SE DOWNING DR
HIGH SPRINGS, FL 32643

2026

10-7S-17-09977-025

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

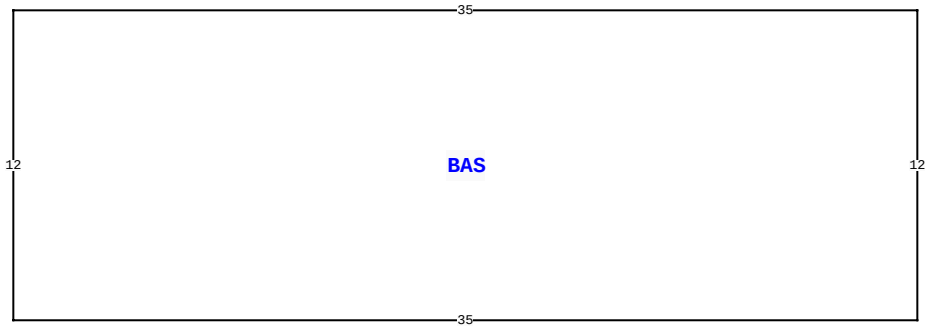
DOR CODE	0202	MOBILE HOME/M HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10717.050	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	420	100		420	28,204
TOTALS	420			420	28,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	420	109.9000	103.31	43,390	2000	2010	0	0	0	35.00	65.00

2 MANUF 1 0% - 2023 Heated Area: 420 HX Base Yr 2023



420 SE DOWNING DR, HIGH SPRINGS

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GRANTOR: LINDA L RANDALL-HEYL						
GRANTEE: MICHAEL A & MARGARE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 S12 E35 N12$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/26/2023 BY randall Total Acres: 6.11 Total Land Value: 61,100 Market: 0 Agricultural: 0 Common: 61,100 PRINTED 11/18/2025 BY SYS