COMM NE COR OF W1/2 OF NE1/4 OF
S 985.65 FT, W 464.19 FT FOR POB
FT, W 200 FT TO E R/W DOWNING DR

MARTIN DANIELLE
427 SE DOWNING DR
HIGH SPRINGS, FL 32643

2026

10-7S-17-09977-027

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

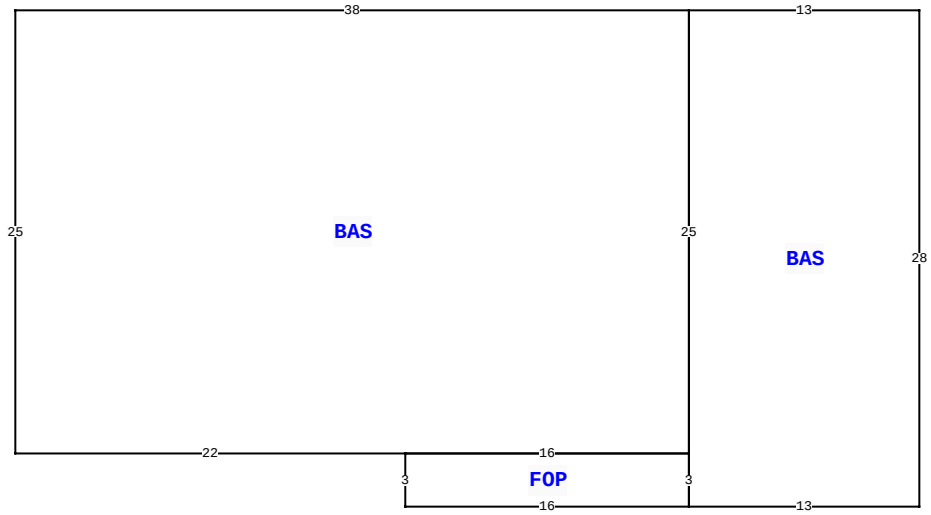
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	364	100		364	41,212
BAS	950	100		950	107,559
FOP	48	30		14	1,585
TOTALS	1,362			1,328	150,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,328	112.3200	125.80	167,062	1990	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2024 Heated Area: 1314 HX Base Yr 2024



427 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		150,356
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		6,720
TOTAL MARKET VALUE		159,876
SOH/AGL Deduction		0
ASSESSED VALUE		159,876
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		109,154
TOTAL JUST VALUE		159,876
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,546

SALE:2:1: 0.48 AC VACANT LAND - JUST PAID TOO MUCH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/1244	7/07/2023	WD	Q	I	01	205,000
GRANTOR: NORDYKE KYLE EDWARD						
GRANTEE: MARTIN DANIELLE						
1365/1604	7/13/2018	WD	Q	I	01	124,000
GRANTOR: FEDRICK III & SAMANTH						
GRANTEE: KYLE EDWARD NORDYKE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S25 E22 FOP= S3 E16N3 W16$ E16 BAS= S3 E13 N28 W13 S25$ N25$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	800	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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	0100	C	SFR	100		00	0.00	0.00	0.48	AC		1.00	1.00	1.00	14,000.00	14,000.00	6,720							

REVIEW DATE 09/27/2023 BY TP Total Acres: 0.48 Total Land Value: 6,720 Market: 0 Agricultural: 0 Common: 6,720 PRINTED 11/18/2025 BY SYS