LOT 3 ADAMS ROAD S/D.
WD 1027-1612, WD 1224-2533,

ROBBINS JOHN
127 SE ADAMS ST
HIGH SPRINGS, FL 32643-1501

2026

10-7S-17-09977-103

COLUMBIA COUNTY PROPERTY

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	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 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

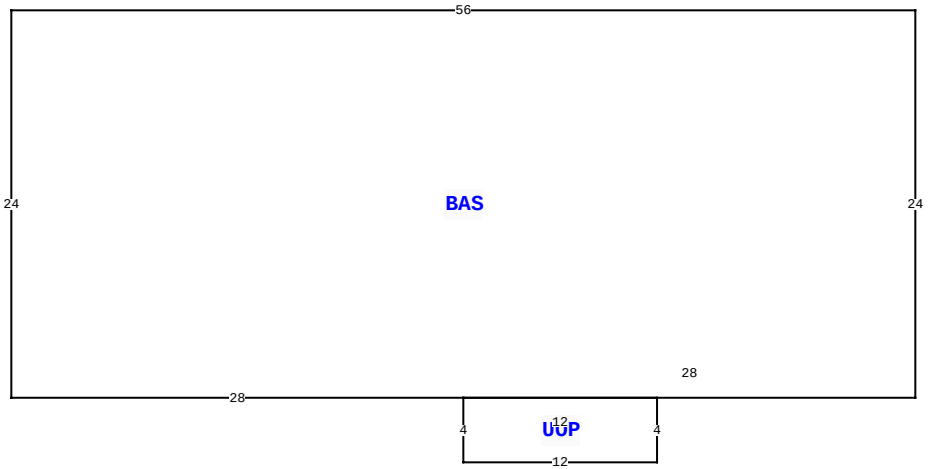
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10717.060	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	25,240
UOP	48	25		12	225
TOTALS	1,392			1,356	25,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,356	78.2460	46.95	63,664	1979	1979	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2012 Heated Area: 1344 HX Base Yr 2012



127 SE ADAMS ST, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/28/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		25,466
TOTAL MARKET OB/XF VALUE		7,700
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		48,166
SOH/AGL Deduction		23,092
ASSESSED VALUE		25,074
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		74
TOTAL JUST VALUE		48,166
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		48,166

PRMT:1:1: MICHELLE NOWLEN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16066	M H	125	09/23/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1224/2533	5/08/2011	WD	Q	I	01	20,300
GRANTOR: JEFFREY S & MICHELLE						
GRANTEE: JOHN ROBBINS						
1027/1612	7/26/2004	WD	Q	V	01	11,000
GRANTOR: RODNEY S & NORMA R DI						
GRANTEE: JEFFREY S & MICHELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S24 E28 UOP= S4 E12 N4 W12$ E28 N24$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
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	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 7,700

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	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 11/30/2017 BY BC Total Acres: 0.67 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/19/2025 BY SYS