S1/2 LOT 5 ADAMS ROAD S/D.
UNR INST TO TOWNSEND, WD ORB 817

MCKIBBEN JOHN ROBERT/MCKIBBEN JAMES EDWARD
15931 NW COUNTY RD 231
GAINESVILLE, FL 32609

2026

10-7S-17-09977-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

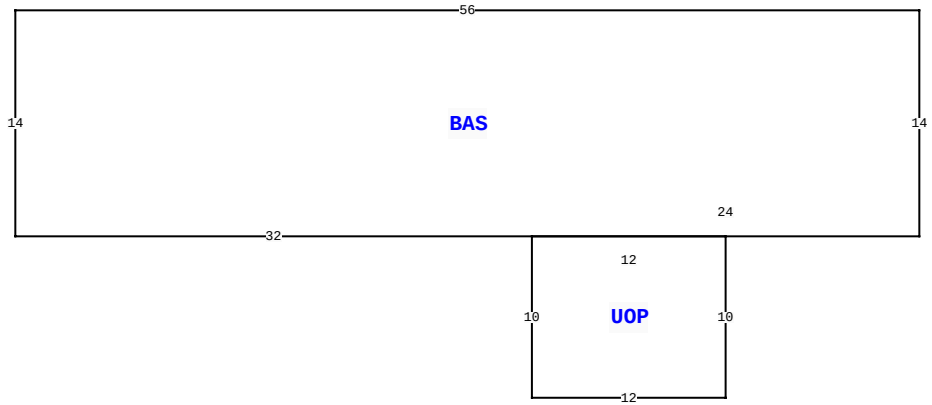
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
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	784	100		784	46,574
UOP	120	25		30	1,782
TOTALS	904			814	48,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	814	114.9000	108.01	87,920	1998	1998	0	0	0	45.00	55.00

2 MANUF 1 0% - 0 Heated Area: 784 HX Base Yr



219 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	48,356
TOTAL MARKET OB/XF VALUE	7,600
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	70,956
SOH/AGL Deduction	12,031
ASSESSED VALUE	58,925
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,925
TOTAL JUST VALUE	70,956
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,956

LAND:1:1: .51 ACRES

SALE:1:1: LOT 5 ADAMS ROAD S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11615	M H	125	09/04/1996
9414	M H	125	03/06/1995
9414	M H	125	03/06/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1518/2494	7/09/2024	WD	U	I	11	100
GRANTOR: MCKIBBEN JEANETTE I						
GRANTEE: MCKIBBEN JAMES E						
1190/2328	3/12/2010	WD	Q	I	01	36,000
GRANTOR: GARY F & CYNTHIA J BL						
GRANTEE: JEANETTE, JOHN & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E32 UOP= S10 E12 N10 W12$ E24 N14$.

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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,600

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	0		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: 0.51 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 10/03/2025 BY SYS