LOT 1 DUCK POND S/D.
ORB 792-1188, 863-807, CT 1138-5

ALLISON PAMELA R/HASENSTAB RONALD C
483 SE DOWNING DR
HIGH SPRINGS, FL 32643

2026

10-7S-17-09980-001

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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

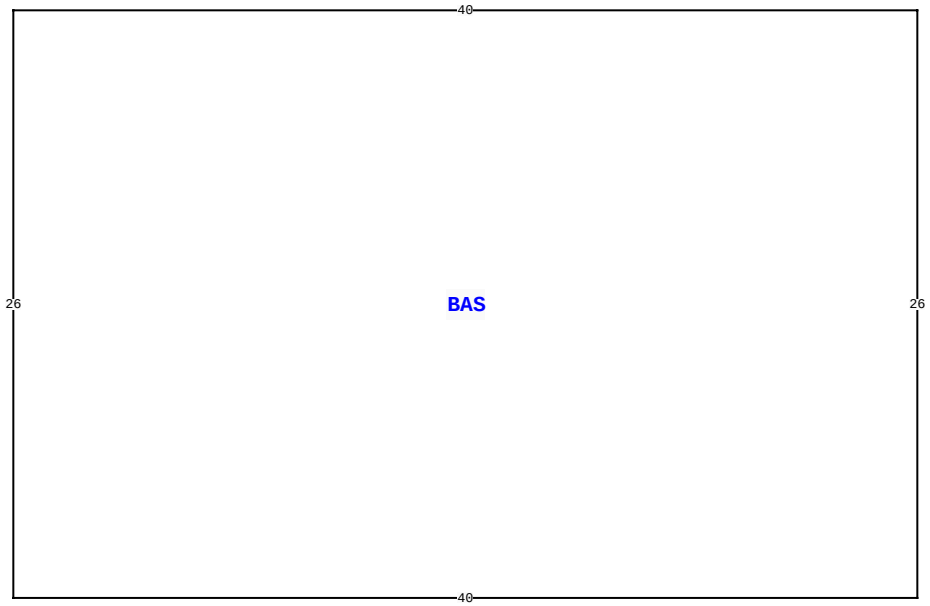
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 10717.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100		1,040	64,585
TOTALS	1,040			1,040	64,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,040	113.9000	107.07	111,353	2008	2008	0	0	0	42.00	58.00

3 MANUF 1 100% - 2016 Heated Area: 1040 HX Base Yr 2016



483 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		64,585
TOTAL MARKET OB/XF VALUE		12,036
TOTAL LAND VALUE - MARKET		32,100
TOTAL MARKET VALUE		108,721
SOH/AGL Deduction		40,618
ASSESSED VALUE		68,103
TOTAL EXEMPTION VALUE	HX HB	43,103
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		108,721
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		112,061

XFOB:1:1: FLINTSTONE/VEGA II MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26935	M H	375	04/18/2008
17544	M H	0	10/16/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1301/1576	9/23/2015	WD	Q	I	01	75,000
GRANTOR: TRAVIS & BRENDA BROOK						
GRANTEE: PAMELA R ALLISON &						
1175/1871	6/19/2009	WD	U	I	34	27,000
GRANTOR: BRANDON & JENA NEWSOM						
GRANTEE: TRAVIS & BRENDA BRO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S26 E40 N26$.

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	0296	SHED METAL	0	100	18	21	378.00	UT	12.00	12.00	100	2008	2008	3	100	4,536	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 12,036

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	3.21	AC		1.00	1.00	1.00	10,000.00	10,000.00	32,100							

REVIEW DATE 12/04/2017 BY BC Total Acres: 3.21 Total Land Value: 32,100 Market: 0 Agricultural: 0 Common: 32,100 PRINTED 11/20/2025 BY SYS