

SHANKS HAN R
1274 SE ADAMS ST
HIGH SPRINGS, FL 32643

11-7S-17-09983-006

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	31	VINYL SID 100	0800	02	1,598	111.6000	66.96	107,002	2000	2000	0	0	0	60.00	40.00	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	2 MOBILE HME 100% - 2021													Heated Area: 1512 HX Base Yr 2021													
Roof Cover	03	COMP SHNGL 60	18 12 12 18 FSP 22 34 27 27 BAS 56													BUILDING MARKET VALUE 42,801													
Roof Cover	01	MINIMUM 40														TOTAL MARKET OB/XF VALUE 11,500													
Interior Wall	05	DRYWALL 100														TOTAL LAND VALUE - MARKET 35,000													
Interior Floo	14	CARPET 100														TOTAL MARKET VALUE 89,301													
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 22,811													
Heating Type	04	AIR DUCTED 100	12 12 18 22 34 27 27 56 FSP BAS													ASSESSED VALUE 66,490													
Bedrooms		3 100														TOTAL EXEMPTION VALUE HX HB 41,490													
Bathrooms		2 100														BASE TAXABLE VALUE 25,000													
Bathrooms		1. 100														TOTAL JUST VALUE 89,301													
Stories	1.	1. 100														NCON VALUE 0													
Architectual Units	01	CONV 100 0 100														INCOME VALUE													
Condition Adj	03	03 100														PREVIOUS YEAR MKT VALUE 89,301													
Kitchen Adjus	01	01 100																											
Quality		05 05																											
DOR CODE		0200	MOBILE HOME																										
MAP NUM			MKT AREA															02											
NEIGHBORHOOD/LOC		11717.010 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,512	100		1,512	40,498																								
FSP	216	40		86	2,304																								
TOTALS		1,728			1,598	42,801																							
EXTRA FEATURES					1274 SE ADAMS ST, HIGH SPRINGS										BLD DATE					LGL DATE					04/07/2025 MLU				
															XF DATE					LAND DATE									
															INC DATE					AG DATE									
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													
1	0060	CARPORT F	0 100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600														
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800														
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	2013	2013	3	100	1,400														
5	0060	CARPORT F	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600														
6	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300														
7	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200														
8	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600														
TOTAL OB/XF 11,500																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	2.50	AC		1.00	1.00	1.00	14,000.00	14,000.00	35,000												
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