

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1			
ELEMENT		CD	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		0202	02	1,512	115.0000	113.85	172,141	2022	2022	0	0	0	5.00	95.00	VALUATION BY		STANDARD													
Exterior Wall		00	N/A 0		2	MANUF 2	100% - 2024		Heated Area: 1512				HX Base Yr 2024				Tax Group: 3		Tax Dist:														
Roof Structur		03	GABLE/HIP 100		56 27 BAS 2024 27 56													BUILDING MARKET VALUE		163,534													
Roof Cover		03	COMP SHNGL 100															TOTAL MARKET OB/XF VALUE		13,844													
Interior Wall		05	DRYWALL 100															TOTAL LAND VALUE - MARKET		95,950													
Interior Floo		13	LAM/VNLPLK 100															TOTAL MARKET VALUE		273,328													
Interior Floo		00	N/A 0															SOH/AGL Deduction		86,681													
Air Condition		03	CENTRAL 100															ASSESSED VALUE		186,647													
Heating Type		04	AIR DUCTED 100															TOTAL EXEMPTION VALUE		HX HB		50,722											
Bedrooms			3 100															BASE TAXABLE VALUE		135,925													
Bathrooms			2 100															TOTAL JUST VALUE		273,328													
																		NCON VALUE		0													
Frame		01	NONE 100		INCOME VALUE																												
Stories		1.	1. 100		PREVIOUS YEAR MKT VALUE		276,771																										
Units		0	0 100		XFOB:1:1: CYPRESS MANOR MH																												
Condition Adj		03	03 100																														
Kitchen Adjus		01	01 100																														
Quality		05	05																														
DOR CODE		0200MOBILE 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	2024	1,512	163,534																												
TOTALS					1,512			1,512	163,534	489 SE BRAWLEY TER, HIGH SPRINGS										BLD DATE					LGL DATE								
EXTRA FEATURES															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	04/07/2025				MLU												
1	0294	SHED WOOD/	0 100	8	16	128.00	UT	8.00	8.00	100	2001	2001	3	100	1,024																		
2	0040	BARN,POLE	0 100	12	12	288.00	UT	2.50	2.50	100	2001	2001	3	100	720																		
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																		
4	0210	GARAGE U	0 100	14	20	280.00	UT	5.00	5.00	100	2001	2001	3	100	1,400																		
5	0296	SHED METAL	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500																		
6	0251	LEAN TO W/	0 100	0	0	1.00	UT	200.00	200.00	100	2024	2023		100	200																		
LAND DESCRIPTION										TOTAL OB/XF										13,844													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	0102	C	SFR/MH	100			0.00	0.00	10.10	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,950																