COMM SW COR OF NW1/4 OF NW1/4, E
CONT E 1173.8 FT, N 239.25 FT, W
239.25 FT TO POB, EX RD R/W & EX

MEYER RYAN/GRIFFITH TIFFANY
293 SE COLEMAN LN
HIGH SPRINGS, FL 32643

2026

15-7S-17-09991-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

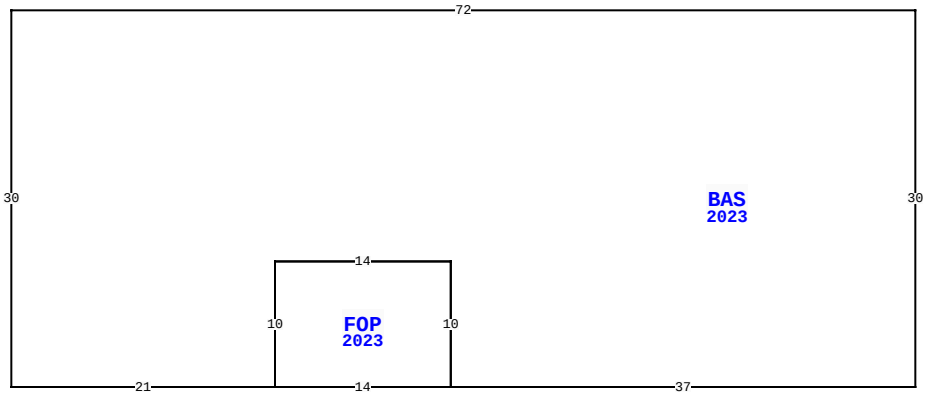
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,020	100	2023	2,020	223,353
FOP	140	35	2023	49	5,418
TOTALS	2,160			2,069	228,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,069	113.0000	116.39	240,811	2022	2022	0	0	0	5.00	95.00

1 MANUF 3 100% - 2023 Heated Area: 2020 HX Base Yr 2023



293 SE COLEMAN LN, 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		228,770
TOTAL MARKET OB/XF VALUE		7,500
TOTAL LAND VALUE - MARKET		32,500
TOTAL MARKET VALUE		268,770
SOH/AGL Deduction		24,439
ASSESSED VALUE		244,331
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		193,609
TOTAL JUST VALUE		268,770
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045233	Mobile Home		08/19/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1417/2199	8/21/2020	WD	Q	I	01	30,000
GRANTOR: WILLIAM L & KAREN A C						
GRANTEE: RYAN MEYER & TIFFAN						
1050/2617	7/01/2005	WD	Q	I	06	22,500
GRANTOR: RANDOLPH J & ELDEANA						
GRANTEE: WILLIAM L & KAREN A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=90,11] W72 S30 E21 N10 E14 S10 E37 N30 $
FOP=[YR=2023;ORIG=39,31] E14 S10 W14 N10 $
.

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	0031	BARN,MT AE	0	100	42	38	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,500

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		A-1	0.00	0.00	3.25	AC		1.00	1.00	1.00	10,000.00	10,000.00	32,500							

REVIEW DATE 11/14/2022 BY JB Total Acres: 3.25 Total Land Value: 32,500 Market: 0 Agricultural: 0 Common: 32,500 PRINTED 11/17/2025 BY SYS