LOT 2 GILBERT PARK S/D UNR: COM
SW1/4 OF NW1/4, RUN W 605.80 FT,
POB, RUN E 277.46 FT, S 170.30 F

SKLAR GROUP LLC
21026 NW 167TH PL
HIGH SPRINGS, FL 32643

2026

15-7S-17-09996-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

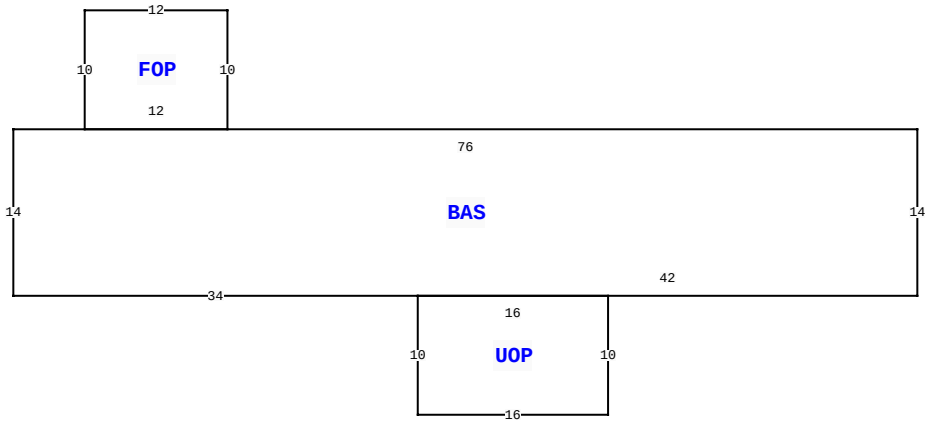
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	15717.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	65,408
FOP	120	35		42	2,582
UOP	160	25		40	2,459
TOTALS	1,344			1,146	70,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,146	118.9000	111.77	128,088	1994	1994	0	0	0	45.00	55.00

1 MANUF 1 0% - 2022 Heated Area: 1064 HX Base Yr



210 SE HARDIN CT, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	70,448
TOTAL MARKET OB/XF VALUE	9,800
TOTAL LAND VALUE - MARKET	14,980
TOTAL MARKET VALUE	95,228
SOH/AGL Deduction	5,967
ASSESSED VALUE	89,261
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,261
TOTAL JUST VALUE	95,228
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28678	M H	325	06/21/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1433/2539	3/31/2021	WD	Q	I	01	62,000
GRANTOR: CHILDERS WENDY JUANIT						
GRANTEE: SKLAR GROUP LLC						
1354/0739	2/21/2018	WD	U	I	11	100
GRANTOR: MICHAEL M CHILDERS						
GRANTEE: WENDY JUANITA CHILD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W76 S14 E34 E42 N14 $
UOP=[ORIG=-42,14] S10 E16 N10 W16 $
FOP=[ORIG=-70,-10] S10 E12 N10 W12 $
.

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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2020		100	2,000	
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 9,800

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		A-1	170.00	277.00	1.07	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,980							

REVIEW DATE 12/11/2017 BY BC Total Acres: 1.07 Total Land Value: 14,980 Market: 0 Agricultural: 0 Common: 14,980 PRINTED 11/19/2025 BY SYS