COMM NW COR OF SW1/4 OF NW1/4, R
R/W OF RD FOR POB, RUN E 626 FT,
FT, N 500 FT TO POB & EX 2 AC DE

COLEMAN WILLIAM L/COLEMAN KAREN
184 SE COLEMAN LANE
HIGH SPRINGS, FL 32643

2026

15-7S-17-09997-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

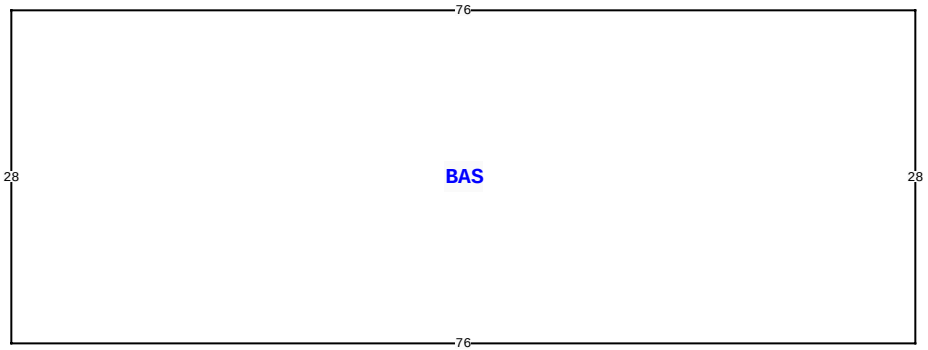
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	0202	MOBILE HOME/M 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	2,128	100		2,128	59,192
TOTALS	2,128			2,128	59,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,128	115.9000	69.54	147,981	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 2128 HX Base Yr



180 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		71,371
TOTAL MARKET OB/XF VALUE		19,800
TOTAL LAND VALUE - MARKET		52,000
TOTAL MARKET VALUE		143,171
SOH/AGL Deduction		63,495
ASSESSED VALUE		79,676
TOTAL EXEMPTION VALUE	HX HB	35,814
BASE TAXABLE VALUE		43,862
TOTAL JUST VALUE		143,171
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32599	MAINT/ALTR	35	01/08/2015
9260	M H	125	01/18/1995
7852	M H	100	12/02/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0748/2094	7/19/1991	WD	U	I	35	32,500

GRANTOR: WINIFRED BALES
GRANTEE: COLEMAN'S

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S28 E76 N28$.

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
4	9945	Well/Sept	0	100	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 19,800

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	0102	C	SFR/MH	100		A-1	500.00	626.00	4.20	AC		1.00	1.00	1.00	10,000.00	10,000.00	42,000							
2	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE 12/12/2017 BY BC Total Acres: 5.20 Total Land Value: 52,000 Market: 0 Agricultural: 0 Common: 52,000 PRINTED 11/19/2025 BY SYS

COMM NW COR OF SW1/4 OF NW1/4, R
R/W OF RD FOR POB, RUN E 626 FT,
FT, N 500 FT TO POB & EX 2 AC DE

COLEMAN WILLIAM L/COLEMAN KAREN
184 SE COLEMAN LANE
HIGH SPRINGS, FL 32643

2026

15-7S-17-09997-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03

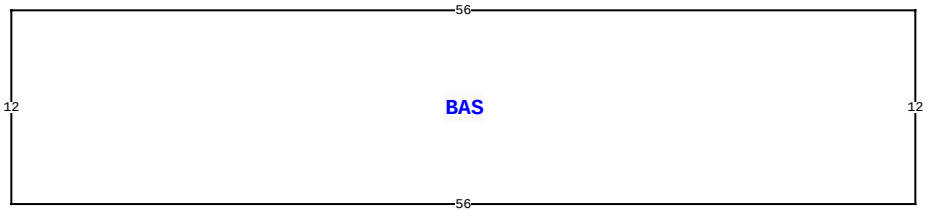
DOR CODE	0202	MOBILE HOME/M HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	15717.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	12,179
TOTALS	672			672	12,179

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	75.5100	45.31	30,448	1968	1968	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr



180 SE COLEMAN LN, HIGH SPRINGS

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XF DATE		LAND DATE	05/15/2024 MLU
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VALUATION SUMMARY

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TOTAL JUST VALUE		143,171
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0748/2094	7/19/1991	WD	U	I	35	32,500

GRANTOR: WINIFRED BALES

GRANTEE: COLEMAN'S

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/12/2017 BY BC Total Acres: 5.20 Total Land Value: 52,000 Market: 0 Agricultural: 0 Common: 52,000 PRINTED 11/19/2025 BY SYS