COMM AT SE COR OF NW1/4 OF SEC R
NE COR OF LOT 26 RIVER RISE S/D
709.13 FT, W 64.29 FT, N 1222.04

GOODIN FREDERICK L REVOCABLE TRUST
7325 SW 97TH LN
GAINESVILLE, FL 32608

2026

16-7S-17-10006-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	01	01

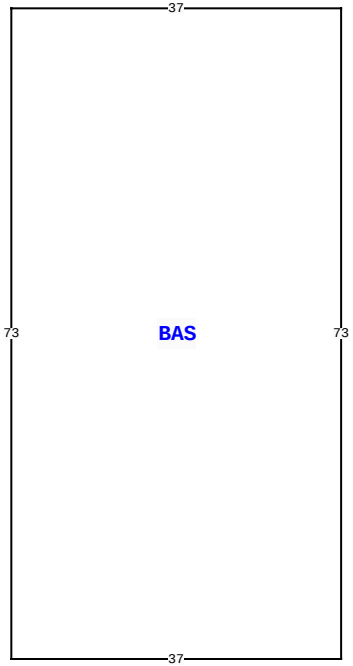
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16717.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,701	100		2,701	11,431
TOTALS	2,701			2,701	11,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8600	06	2,701	37.8000	10.58	28,577	1970	1970	0	0	10	50.00	40.00

1 BARNS 0% - 0 Heated Area: 2701 HX Base Yr



710 SW COUNTY ROAD 778 , HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	260,523
TOTAL MARKET OB/XF VALUE	6,613
TOTAL LAND VALUE - MARKET	232,000
TOTAL MARKET VALUE	370,616
SOH/AGL Deduction	0
ASSESSED VALUE	370,616
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	370,616
TOTAL JUST VALUE	499,136
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	499,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044427	Mobile Home		05/13/2022
000043709	Electrical Servic	0	02/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1541/1057	5/30/2025	WD	Q	I	01	575,000
GRANTOR: ABBINGTON OAKS INC						
GRANTEE: GOODIN FREDERICK L						
1275/0669	5/04/2014	WD	U	I	11	100
GRANTOR: SANDRA SUMMERS-VARNER						
GRANTEE: ABBINGTON OAKS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 S73 E37 N73$.

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	0030	BARN,MT	0	0	24	50	1.00	UT	0.00	0.00	100	0	0	3	100	3,283	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	130	
3	0190	FPLC PF	0	0	0	0	2.00	UT	1,200.00	1,200.00	100	0	0	3	100	2,400	
4	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
5	0031	BARN,MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
6	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 6,613

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	0100	C	SFR	0		A-1	0.00	0.00	16.00	AC		1.00	1.00	1.00	5,800.00	5,800.00	92,800							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	24.00	AC		1.00	1.00	1.00	5,800.00	5,800.00	139,200							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	24.00	AC		1.00	1.00	1.00	445.00	445.00	10,680							

REVIEW DATE 07/22/2025 BY TP Total Acres: 40.00 Total Land Value: 103,480 Market: 139,200 Agricultural: 10,680 Common: 92,800 PRINTED 11/19/2025 BY SYS

COMM AT SE COR OF NW1/4 OF SEC R
NE COR OF LOT 26 RIVER RISE S/D
709.13 FT, W 64.29 FT, N 1222.04

GOODIN FREDERICK L REVOCABLE TRUST
7325 SW 97TH LN
GAINESVILLE, FL 32608

2026

16-7S-17-10006-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

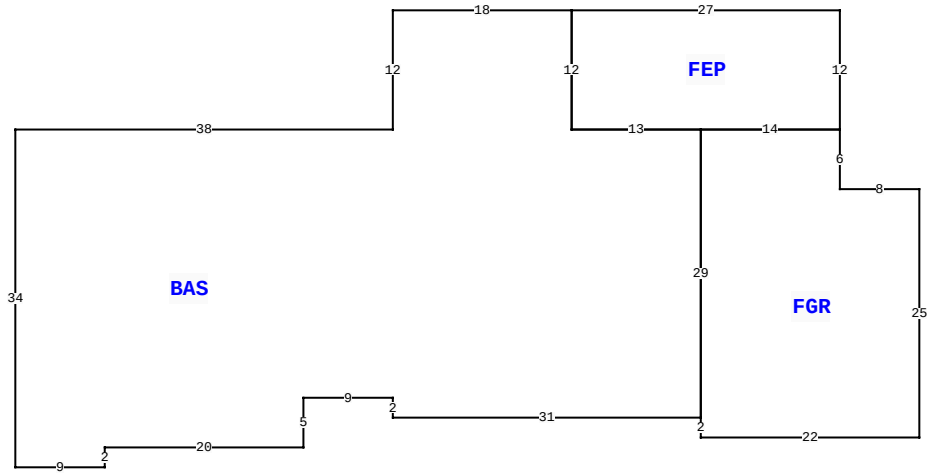
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,304	100		2,304	197,084
FEP	324	80		259	22,155
FGR	634	55		349	29,853
TOTALS	3,262			2,912	249,092

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,912	117.5000	131.60	383,219	1968	1968	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 0 Heated Area: 2304 HX Base Yr



710 SW COUNTY ROAD 778 , HIGH SPRINGS

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XF DATE		LAND DATE	
INC DATE		AG DATE	

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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	499,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: ABBINGTON OAKS INC						
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1275/0669	5/04/2014	WD	U	I	11	100
GRANTOR: SANDRA SUMMERS-VARNER						
GRANTEE: ABBINGTON OAKS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 N12 W18 S12 W38 S34 E9 N2 E20 N5 E9 S2 E31 FGR= S2 E22 N25 W8 N6 W14 S29$ N29$ FEP= E14 N12 W27 S12 E13$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/22/2025 BY TP Total Acres: 40.00 Total Land Value: 103,480 Market: 139,200 Agricultural: 10,680 Common: 92,800 PRINTED 11/19/2025 BY SYS