

COMM AT NW COR OF SEC. RUN S 80.
OF 778 E ALONG R/W 698.08 FT, S
POB, CONT S 900.86 FT, SE 586.97

MANNING EDDIE W III/LOYD AMY M
2779 SW 103RD STREET
GAINESVILLE, FL 32608

2026

16-7S-17-10006-104



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 90
Interior Floo	14 CARPET 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	03 MASONRY 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	04 04 100
Kitchen Adjus	01 01 100

Quality	07 07
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	02
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NEIGHBORHOOD/LOC	16717.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,003	100		2,003	243,886
FGR	621	55		342	41,642
FOP	344	30		103	12,542
UOP	64	20		13	1,583

TOTALS	3,032			2,461	299,651
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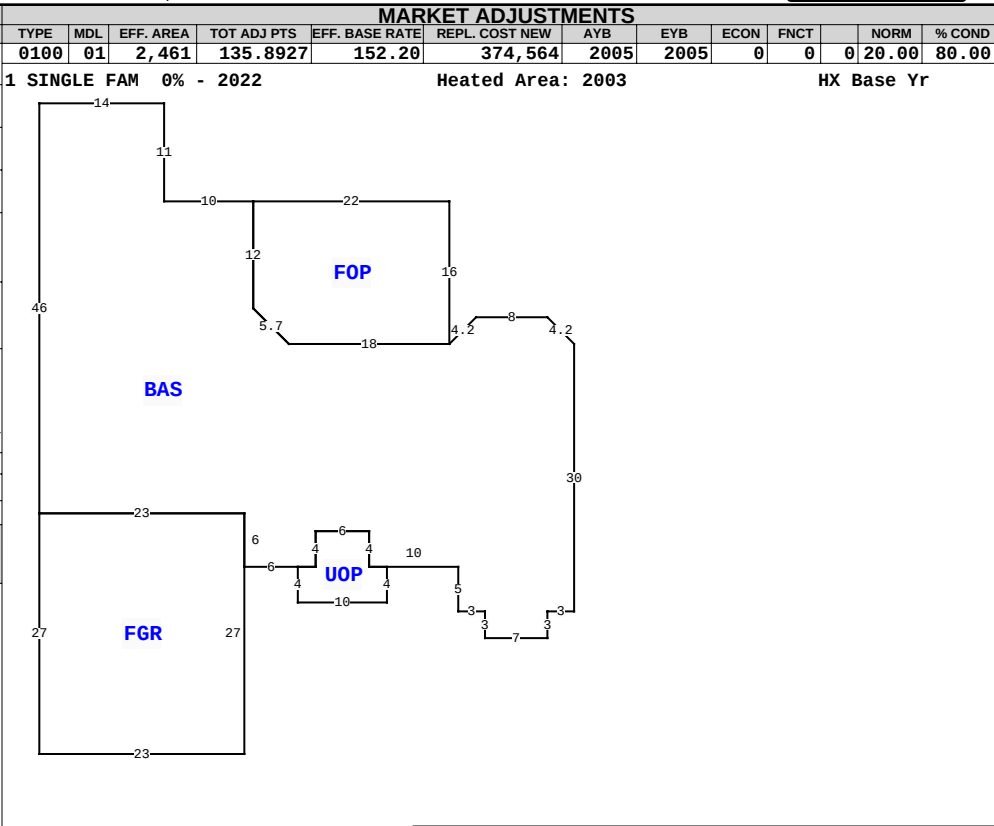
EXTRA FEATURES

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
1	0280	POOL R/CON	0	0	22	12	264.00	UT	70.00	70.00	100	2005	2005	3	47	8,686	
2	0282	POOL ENCL	0	0	35	36	1,260.00	UT	15.00	15.00	30	2005	2005	3	30	5,670	
3	0166	CONC, PAVMT	0	0	0	0	1,759.00	UT	2.50	2.50	100	2005	2005	3	100	4,398	
4	0031	BARN, MT AE	0	0	30	36	1,080.00	UT	12.00	12.00	100	2005	2005	3	100	12,960	
5	0260	PAVEMENT-A	0	0	0	0	4,616.00	UT	1.30	1.30	70	2010	2010	3	70	4,201	
6	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	20.63	AC		1.00	1.00	1.00	9,000.00	9,000.00	185,670							

REVIEW DATE 09/24/2024 BY TW



361 SW STERLING TER, HIGH SPRINGS

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

TOTAL OB/XF 41,315

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	20.63	AC		1.00	1.00	1.00	9,000.00	9,000.00	185,670							

Total Acres: 20.63 Total Land Value: 185,670 Market: 0 Agricultural: 0 Common: 185,670

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE		299,651
TOTAL MARKET OB/XF VALUE		41,315
TOTAL LAND VALUE - MARKET		185,670
TOTAL MARKET VALUE		526,636
SOH/AGL Deduction		0
ASSESSED VALUE		526,636
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		526,636
TOTAL JUST VALUE		526,636
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		531,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050526	Electrical Servic	0	08/12/2024
23120	STORAGE	175	05/09/2005
22778	SFR	620	02/04/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1443/1654	7/21/2021	WD	Q	I	01	625,000

GRANTOR: MARTIN O'DELL
GRANTEE: MANNING EDDIE W III
0994/2509 9/16/2003 WD Q V 44,100
GRANTOR: SUMMERS
GRANTEE: O'DELL & LINDA MART

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 N11 W14 S46 FGR= S27 E23 N27 W23\$ E23 S6 E6 UOP= S4 E10 N4 W2 N4 W6 S4 W2\$ E2 N4 E6 S4 E10 S5 E3 S3 E7 N3 E3 N30 L3 U3 W8 D3 L3 FOP= N16 W22 S12 D4 R4 E18\$ W18 L4 U4 N12\$.

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