

COMM NW COR OF NE1/4 OF SW1/4,
RUN S 210 FT, E 210 FT FOR
POB, CONT E 210 FT, S 420 FT,

JAMES JOEANNE
504 SW CHINCHILLA GLN
HIGH SPRINGS, FL 32643

2026

21-7S-17-10042-009



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
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	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	21717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	18,543
TOTALS	924			924	18,543

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0296	SHED METAL	0	100	0	0		1.00 UT	0.00
2	9945	Well/Sept	0	100	0	0		1.00 UT	7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0102	C	SFR/MH	100		A-1	0.00	0.00	2.00

REVIEW DATE 12/15/2017 BY DF

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	924	83.6100	50.17	46,357	1992	1992	0	0	0	60.00	40.00
1 MOBILE HME 100% - 0 Heated Area: 924 HX Base Yr												
146614												
BAS												
504 SW CHINCHILLA GLN, HIGH SPRINGS												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/07/2025 MLU												

TOTAL OB/XF												
7,600												

TOTAL OB/XF												
7,600												

Total Acres: 2.00 Total Land Value: 22,400 Market: 0 Agricultural: 0 Common: 22,400

COLUMBIA COUNTY PROPERTY						PAGE 1 of 1		3
VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 3					Tax Dist:			
BUILDING MARKET VALUE					18,543			
TOTAL MARKET OB/XF VALUE					7,600			
TOTAL LAND VALUE - MARKET					22,400			
TOTAL MARKET VALUE					48,543			
SOH/AGL Deduction					20,208			
ASSESSED VALUE					28,335			
TOTAL EXEMPTION VALUE					HX HB		25,000	
BASE TAXABLE VALUE					3,335			
TOTAL JUST VALUE					48,543			
NCON VALUE					0			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					48,543			
SALE:1:1: 2 AC NO STAMPS								
BLDG:1:1: WEST MH								
XFOB:1:1: WEST MH								
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
0764/2296		9/16/1992		WD	Q	V	03	0
GRANTOR: JOSEPH JAMES								
GRANTEE: JOEANNE JAMES								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS= W66 S14 E66 N14\$.								

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