COMM SW COR OF W1/2 OF NE1/4 OF
332.13 FT FOR POB, RUN N 414.87
FT, S 414.87 FT, W 210 FT TO POB

ALEXANDER AMBER
444 SW CHINCHILLA GLN
HIGH SPRINGS, FL 32643

2026

21-7S-17-10042-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

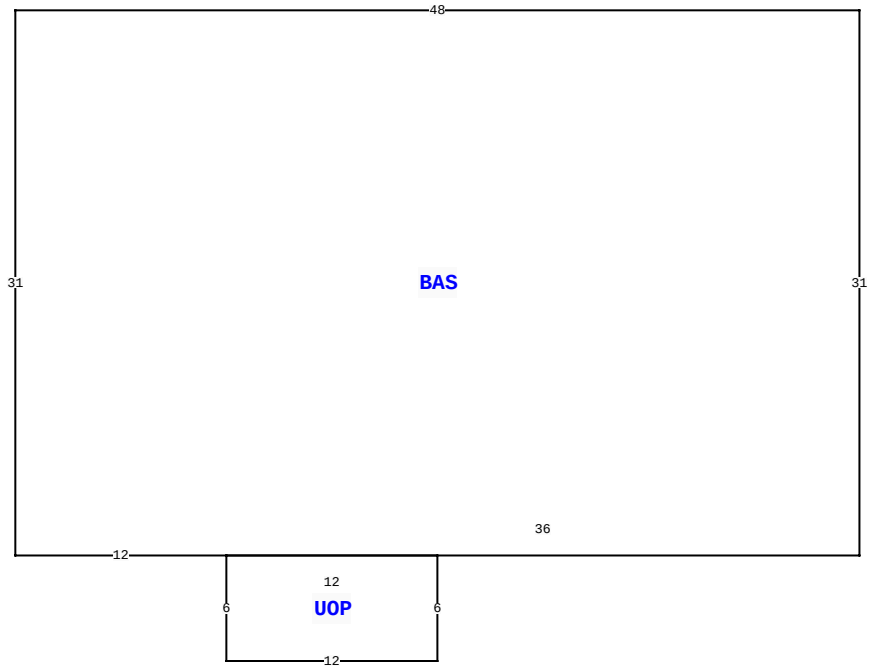
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	21717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100		1,488	87,626
UOP	72	25		18	1,060
TOTALS	1,560			1,506	88,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,506	113.9000	107.07	161,247	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2002 Heated Area: 1488 HX Base Yr 2002



444 SW CHINCHILLA GLN, 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		88,686
TOTAL MARKET OB/XF VALUE		7,600
TOTAL LAND VALUE - MARKET		28,280
TOTAL MARKET VALUE		124,566
SOH/AGL Deduction		64,017
ASSESSED VALUE		60,549
TOTAL EXEMPTION VALUE	HX HB	35,549
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		124,566
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1386/2207	3/01/2013	WD	U	I	11	100
GRANTOR: RICHARD E ALEXANDER						
GRANTEE: AMBER ALEXANDER						
0927/2187	5/25/2001	WD	Q	V	01	100
GRANTOR: JOSEPH JAMES						
GRANTEE: RICHARD JR & AMBER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S31 E12 UOP= S6 E12 N6 W12$ E36 N31$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,600

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	100		A-1	0.00	0.00	2.02	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,280							

REVIEW DATE 02/17/2014 BY TW Total Acres: 2.02 Total Land Value: 28,280 Market: 0 Agricultural: 0 Common: 28,280 PRINTED 09/19/2025 BY SYS