COMM NW COR OF SE1/4, E 51.14 FT
CONT E 159.66 FT, S 208.74 FT, W
N 146.76 FT, EAST 46.78 FT, N 65

THROCKMORTON ARTHUR R
332 SW CHINCHILLA GLN
HIGH SPRINGS, FL 32643

2026

21-7S-17-10042-019

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
Quality	05	05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 02

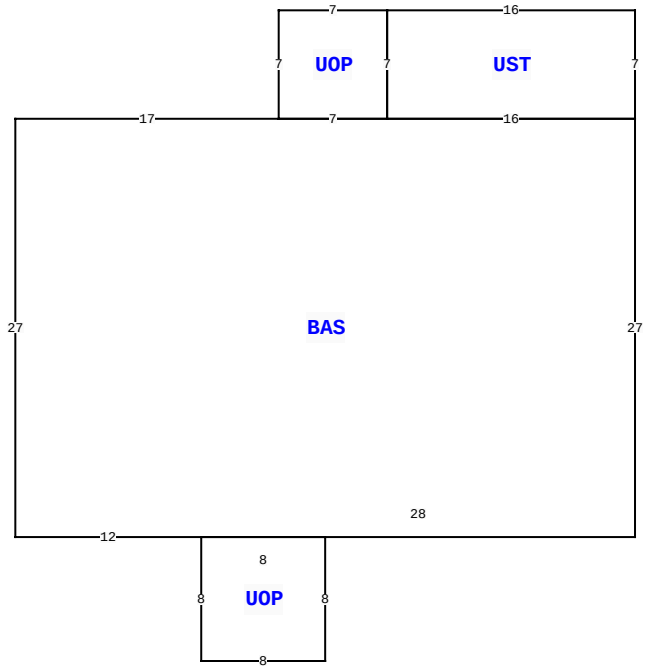
NEIGHBORHOOD/LOC 21717.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	30,041
UOP	49	25		12	334
UOP	64	25		16	445
UST	112	45		50	1,391
TOTALS	1,305			1,158	32,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,158	115.9000	69.54	80,527	1996	1996	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2022 Heated Area: 1080 HX Base Yr



332 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	32,211
TOTAL MARKET OB/XF VALUE	4,540
TOTAL LAND VALUE - MARKET	14,280
TOTAL MARKET VALUE	51,031
SOH/AGL Deduction	5,191
ASSESSED VALUE	45,840
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,840
TOTAL JUST VALUE	51,031
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1428/1416	1/21/2021	WD	U	I	11	100
GRANTOR: THROCKMORTON RONALD D						
GRANTEE: THROCKMORTON ARTHUR						
1381/2136	3/29/2019	WD	U	I	30	100
GRANTOR: THOMAS F LUONGO & LID						
GRANTEE: RONALD D & BETTY JE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S27 E12 UOP= S8 E8 N8 W8$ E28 N27 UST= N7 W16 S7 E16$ W16 UOP= N7 W7 S7 E7$ W7$.

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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	100	
2	0296	SHED METAL	0	0	12	24	288.00	UT	10.00	10.00	50	2019	2019	3	50	1,440	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 4,540

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	0		A-1	0.00	0.00	1.02	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,280							

REVIEW DATE 04/24/2019 BY DF Total Acres: 1.02 Total Land Value: 14,280 Market: 0 Agricultural: 0 Common: 14,280 PRINTED 11/07/2025 BY SYS