

S 330.70 FT OF W1/2 OF NW1/4 OF
812-1015, QC 1239-2340,

HAJOS DAVID J
22413 NW 227TH DR
HIGH SPRINGS, FL 32643-7104

2025

25-3S-15-00195-003



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	31	VINYL SID 20
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

Quality	04	04
DOR CODE	0200MOBILE HOME	
MAP NUM		01
NEIGHBORHOOD/LOC	25315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	37,135
TOTALS	1,440			1,440	37,135

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	9945	Well/Sept	0	0	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	0200	C	MBL HM	0		A-1	0.00	0.00	5.00

REVIEW DATE 04/08/2025 BY TW

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,440	107.4450	64.47	92,837	1985	1985	0	0	0	60.00	40.00	
2 MOBILE HME 0% - 0 Heated Area: 1440 HX Base Yr													
BAS													
195 SW RABBIT LN, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU													

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF													7,000	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00				

Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		37,135	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		99,135	
SOH/AGL Deduction		20,210	
ASSESSED VALUE		78,925	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		78,925	
TOTAL JUST VALUE		99,135	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		76,782	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052786	Electrical Servic		04/02/2025
29603	M H	0	08/04/2011
12620	M H	125	06/06/1997
10922	M H	125	03/22/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1239/2340	8/13/2012	QC	U	V	11	100	
GRANTOR: ARDEN HAJOS (NKA ARDE							
GRANTEE: DAVID J HAJOS							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W60 S24 E60 N24\$.									

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