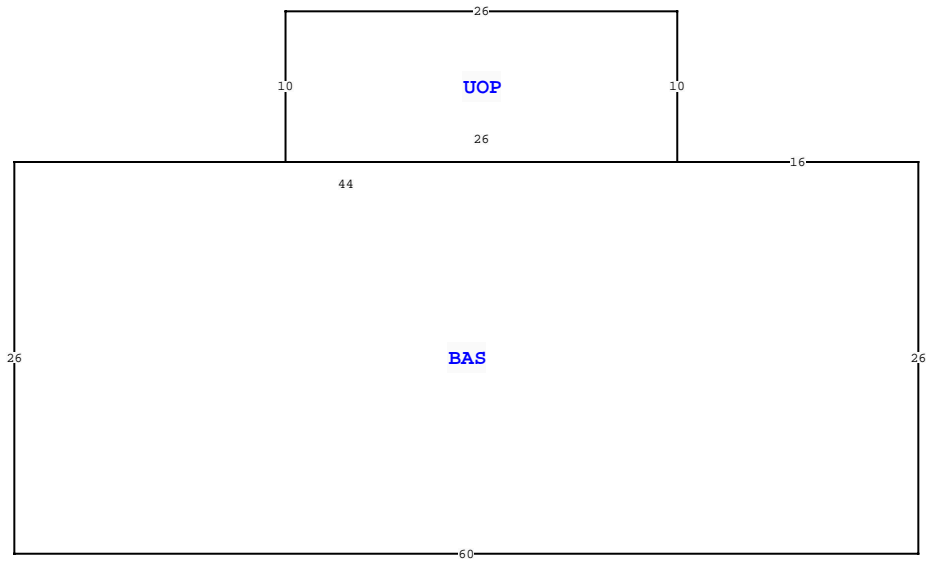


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 50	
Interior Wall	05	DRYWALL 50	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 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		8700	TIITF IMP
MAP NUM			MKT AREA 02
NEIGHBORHOOD/LOC		28717.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,560	100	
UOP	260	25	
TOTALS	1,820		1,625 46,176

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,625	118.4000	71.04	115,440	1983	1983		0	0	60.00	40.00	
3 MOBILE HME 0% - 2021 Heated Area: 1560 HX Base Yr													



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				46,176	
TOTAL MARKET OB/XF VALUE				24,488	
TOTAL LAND VALUE - MARKET				168,385	
TOTAL MARKET VALUE				239,049	
SOH/AGL Deduction				0	
ASSESSED VALUE				239,049	
TOTAL EXEMPTION VALUE				05 239,049	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				239,049	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				239,049	
XFOB:7:1: CHAMPION MH					
XFOB:6:1: SUNCREST MH					
XFOB:5:1: NO RP FORM-PICKED UP ON CARD-NO MODEL NA					
XFOB:1:1: SEE ALSO ITEM #7					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
18726	M H	125	09/14/2001		
14454	M H	75	08/28/1998		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1405/2754	2/12/2020	WD	U	I	18	740,000
GRANTOR: CLERK OF COURT						
GRANTEE: BOARD OF TRUSTEES O						
1388/2318	7/15/2019	PB	U	I	18	0
GRANTOR: CLERK OF COURT (MARY)						
GRANTEE: JULIA ANN CIOTTI &						

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	0294	SHED WOOD/	0	0	12	32	384.00	UT	2.00	2.00	100	2017	2017	3	100	768	
2	0296	SHED METAL	0	0	12	12	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
3	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	720	
4	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
7	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	
8	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
9	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	9,000	

TOTAL OB/XF														24,488										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0000	C	VAC RES	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							
2	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							
3	0000	C	VAC RES	0		A-1	0.00	0.00	17.81	AC		1.00	1.00	1.00	8,500.00	8,500.00	151,385							

BUILDING NOTES													
218 SW GOLDEN DAWN GLN, HIGH SPRINGS													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
05/05/2023 MLU													

BUILDING DIMENSIONS													
BAS= W16 UOP= N10 W26 S10 E26\$ W44 S26 E60 N26\$.													