

KEENE KYLE C/KEENE VICTORIA S
17401 NW US HWY 441
HIGH SPRINGS, FL 32643

30-7S-17-10068-003

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03BELOW AVG. 100 GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall04PLYWOOD 100

Interior Floor14CARPET 90

Interior Floor08SHT VINYL 10

Air Condition Heating Type03CENTRAL 100
04AIR DUCTED 100

Bedrooms Bathrooms Stories1.1.100

Architectual Units01CONV 100
0100

Condition Adj Kitchen Adjus0303 100
0101 100

Quality0303

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC30717.0401.00/

AREATOTALGROSSPCTOFYEARTOTADJSUBAREA
TYPEAREAMARKETVALUE

BAS96010096020,510

UOP1602540854

TOTALS1,1201,00021,364

MARKET ADJUSTMENTS

TYPEMDLEFF.AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800021,00089.010053.4153,410197519750060.0040.00

1 MOBILE HME0% - 0Heated Area: 960HX Base Yr

244024

28

12161010

BAS

UOP

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/07/2025MLU

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOBJ/XF MKT VALUENOTES

10294SHED WOOD/008864.00UT7.507.505020032003350240

29945Well/Sept00001.00UT7,000.007,000.0010031007,000

TOTAL OB/XF7,240

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10102CSFR/MH00000.000.001.03AC1.001.001.0014,000.0014,000.0014,420

REVIEW DATE01/29/2018BYDFTotal Acres: 1.03Total Land Value: 14,420Market: 0Agricultural: 0Common: 14,420PRINTED 11/07/2025 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE21,364

TOTAL MARKET OBJ/XF VALUE7,240

TOTAL LAND VALUE - MARKET14,420

TOTAL MARKET VALUE43,024

SOH/AGL Deduction6,415

ASSESSED VALUE36,609

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE36,609

TOTAL JUST VALUE43,024

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE43,024

XFOB:1:1: CNCR MH

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

1002/056212/15/2003WDQI0115,000

GRANTOR: MELNICK

GRANTEE: KEENE

0872/172011/25/1996WDQI0115,000

GRANTOR: D ROBERTS

GRANTEE: MELNICK

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E12 UOP= S10 E16 N10 W16S E28 N24\$.