LOT 2 HAWKS RIDGE ACRES S/D.
816-0788, 888-183, QC 1355-1646,

OWENS BRIAN/OWENS BILLIE JO
317 SE SEAWOLF WAY
HIGH SPRINGS, FL 32643

2026

35-6S-17-09860-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

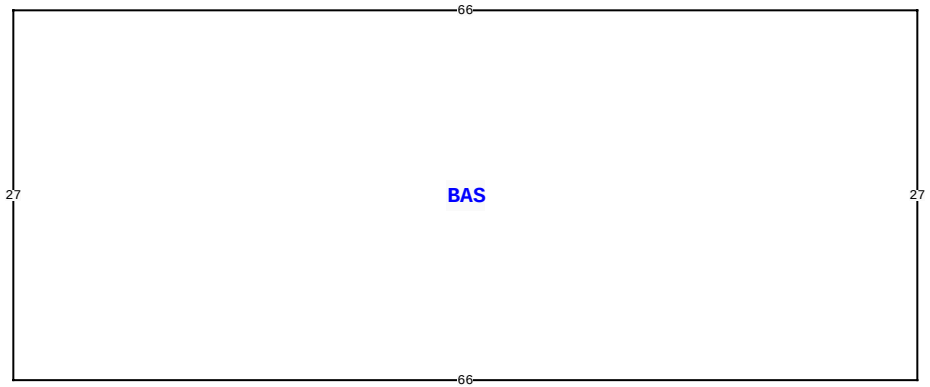
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LAM/VNLPLK 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35617.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	128,919
TOTALS	1,782			1,782	128,919

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,782	118.4000	111.30	198,337	1999	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2021 Heated Area: 1782 HX Base Yr 2021



317 SE SEAWOLF WAY, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		128,919
TOTAL MARKET OB/XF VALUE		7,100
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		176,019
SOH/AGL Deduction		71,056
ASSESSED VALUE		104,963
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		54,241
TOTAL JUST VALUE		176,019
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35878	M H	375	10/12/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1359/1818	5/04/2018	WD	Q	I	01	109,000
GRANTOR: JOHN ANDREW COLLAR &						
GRANTEE: BRIAN & BILLIE JO O						
1359/1817	5/04/2018	WD	Q	V	01	10,000
GRANTOR: CYNTHIA SCHROEDER FKA						
GRANTEE: JOHN ANDREW COLLAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E66 N27$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	100	
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 7,100

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 06/07/2018 BY DF Total Acres: 2.02 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 10/10/2025 BY SYS