LOT 1 OF REPLAT OF LOT 35 ROLLIN S/D UNREC.
COMM NE COR OF SE1/4 OF NW1/4, R

CASOLA ALBERTO/CASOLA MIRIAM
686 SE DOWNING DR
HIGH SPRINGS, FL 32643

2026

02-6S-17-09553-030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	01	01

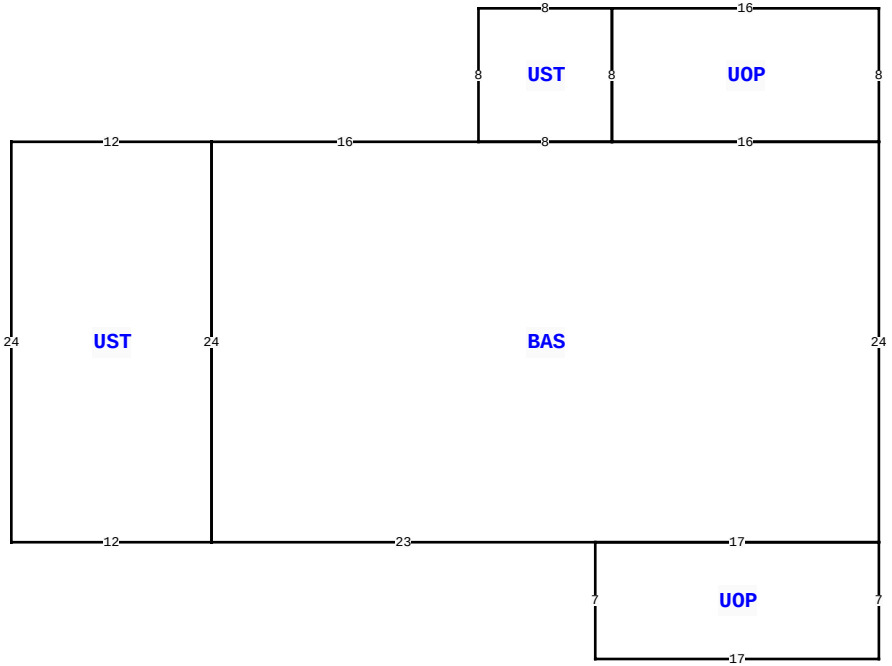
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2617.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	10,886
UOP	119	25		30	340
UOP	128	25		32	363
UST	64	45		29	329
UST	288	45		130	1,474
TOTALS	1,559			1,181	13,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,181	47.2500	28.35	33,481	1970	1970	0	0	0	60.00	40.00

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



123 SE AUGUST GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	13,392
TOTAL MARKET OB/XF VALUE	15,818
TOTAL LAND VALUE - MARKET	19,980
TOTAL MARKET VALUE	49,190
SOH/AGL Deduction	2,929
ASSESSED VALUE	46,261
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,261
TOTAL JUST VALUE	49,190
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	44,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1224/1765	11/02/2011	WD	Q	I	01	15,000
GRANTOR: LAURA DAVIS, VICKIE J						
GRANTEE: ALBERTO & MIRIAM CA						
1184/0678	11/12/2009	QC	U	I	11	100
GRANTOR: CLYDE LITES (LIFE EST						
GRANTEE: LAURA DAVIS,VICKIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 UST= W12 S24 E12 N24$ S24 E23 UOP= S7 E17 N7 W17$ E17 N24 UOP= N8 W16 S8 E16$ W16 UST= N8 W8 S8 E8$ W8$.

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	0060	CARPORT F	0	0	40	40	1,600.00	UT	3.50	3.50	100	2013	2013	3	100	5,600	
2	0251	LEAN TO W/	0	0	15	27	405.00	UT	3.50	3.50	100	2013	2013	3	100	1,418	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	0	27	28	1.00	UT	0.00	0.00	100	0	0	3	100	800	
5	0294	SHED WOOD/	0	0	20	27	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 15,818

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	1.11	AC		1.00	1.00	1.00	18,000.00	18,000.00	19,980							

REVIEW DATE 04/02/2020 BY BC Total Acres: 1.11 Total Land Value: 19,980 Market: 0 Agricultural: 0 Common: 19,980 PRINTED 06/23/2026 BY SYS