COMM SW COR OF SEC, RUN E 100 FT
US-441, RUN N ALONG R/W 570.05 F
FT FOR POB, CONT E 386.57 FT, S

DEVANEY GEORGE III
276 SE SUNSET GLN
HIGH SPRINGS, FL 32643

2027

03-7S-17-09879-009

BUILDING CHARACTERISTICS

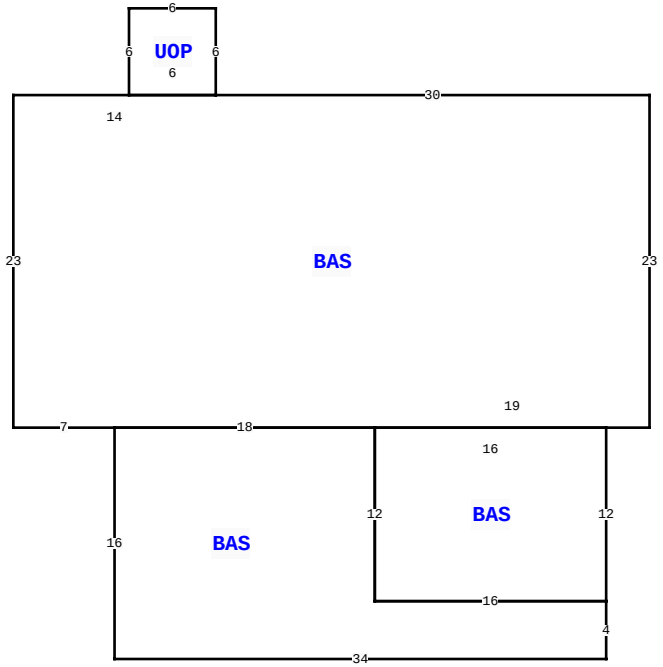
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	3717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	5,479
BAS	352	100		352	10,045
BAS	1,012	100		1,012	28,878
UOP	36	25		9	257
TOTALS	1,592			1,565	44,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,565	118.9000	71.34	111,647	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2006 Heated Area: 1556 HX Base Yr 2006



276 SE SUNSET GLN, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
2	0264	PRCH,FSP	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	600	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
6	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
8	0031	BARN,MT AE	0	100	48	30	1,440.00	UT	11.00	11.00	75	2017	2017	3	75	11,880	
9	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	
10	0060	CARPORT F	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2022	2021		100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	44,659
TOTAL MARKET OB/XF VALUE	32,680
TOTAL LAND VALUE - MARKET	65,130
TOTAL MARKET VALUE	142,469
SOH/AGL Deduction	56,475
ASSESSED VALUE	85,994
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	34,583
TOTAL JUST VALUE	142,469
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041898	Electrical Servic	0	05/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1066/1168	11/04/2005	WD	Q	I		108,000
GRANTOR: JILL BERGHOUSE & GRAN						
GRANTEE: DEVANEY						
1044/2651	4/21/2005	PR	Q	I	06	100
GRANTOR: SHERRY K DENNIS PR OF						
GRANTEE: JILL BERGHOUSE GRAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 UOP= N6 W6 S6 E6$ W14 S23 E7 BAS= S16 E34 N4 W16 N12 W18$ E18 BAS= S12 E16 N12 W16$ E19 N23$.

LAND DESCRIPTION

TOTAL OB/XF 29,680

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		A-1	386.00	560.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE 09/02/2021 BY RP Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS

COMM SW COR OF SEC, RUN E 100 FT
US-441, RUN N ALONG R/W 570.05 F
FT FOR POB, CONT E 386.57 FT, S

DEVANEY GEORGE III
276 SE SUNSET GLN
HIGH SPRINGS, FL 32643

2027

03-7S-17-09879-009

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	3717.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		44,659
TOTAL MARKET OB/XF VALUE		32,680
TOTAL LAND VALUE - MARKET		65,130
TOTAL MARKET VALUE		142,469
SOH/AGL Deduction		56,475
ASSESSED VALUE		85,994
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		34,583
TOTAL JUST VALUE		142,469
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1066/1168	11/04/2005	WD	Q	I		108,000
GRANTOR: JILL BERGHOUSE & GRAN						
GRANTEE: DEVANEY						
1044/2651	4/21/2005	PR	Q	I	06	100
GRANTOR: SHERRY K DENNIS PR OF						
GRANTEE: JILL BERGHOUSE GRAN						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0060	CARPORT F	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2022	2021		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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

REVIEW DATE 09/02/2021 BY RP Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS