COMM SW COR OF SEC, RUN E 100 FT
US-441, RUN N ALONG R/W 570.05 F
FT FOR POB, CONT E 392.06 FT, S

MOSS MARIAN LATCHEM/MOSS KIRK AARON
372 SE SUNSET GLN
HIGH SPRINGS, FL 32643

2027

03-7S-17-09879-011

BUILDING CHARACTERISTICS

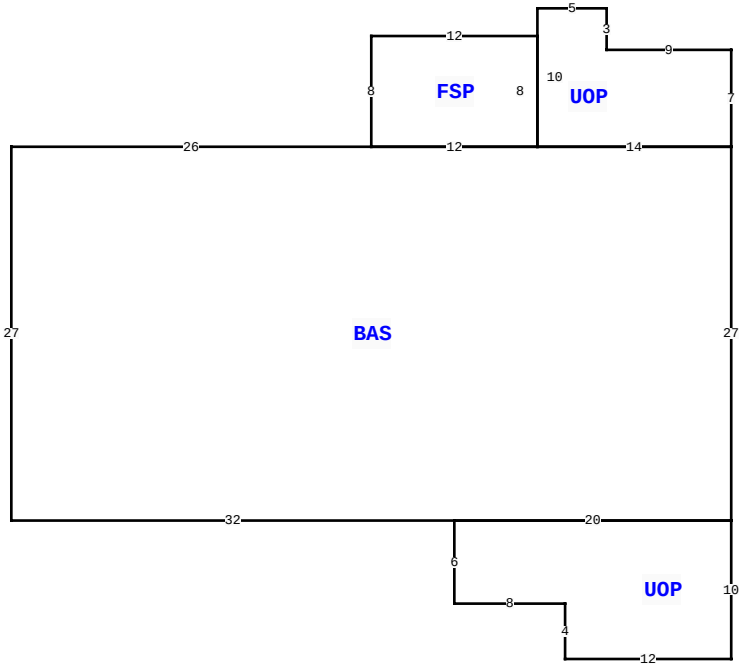
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,404	100		1,404	31,360
FSP	96	40		38	849
UOP	113	25		28	626
UOP	168	25		42	938
TOTALS	1,781			1,512	33,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	93.0690	55.84	84,430	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2019 Heated Area: 1404 HX Base Yr 2019



372 SE SUNSET GLN, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	33,772
TOTAL MARKET OB/XF VALUE	23,252
TOTAL LAND VALUE - MARKET	65,130
TOTAL MARKET VALUE	122,154
SOH/AGL Deduction	94,644
ASSESSED VALUE	27,510
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	2,510
TOTAL JUST VALUE	122,154
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,154

SALE:1:1: DOT CHECKING

XFOB:1:1: PINE MH ID#LHMP28151503318A & B

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051035	Electrical Servic	0	10/11/2024
15471	POOL	135	05/05/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1265/0433	11/07/2013	WD	Q	I	01	50,000
GRANTOR: CATHERINE LAWHUN						
GRANTEE: MARIAN L & KIRK A M						
0923/1778	3/28/2001	PR	Q	I	03	100
GRANTOR: CATHERINE LAWHUN AS P						
GRANTEE: CATHERINE LAWHUN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S27 E32 UOP= S6 E8 S4 E12 N10 W20$ E20 N27 UOP= N7 W9 N3 W5 S10 E14$ W14 FSP= N8 W12 S8 E12$ W12 $.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0020	BARN,FR	0	100	0	0	1.00	UT	1,000.00	1,000.00	50	1993	1993	3	50	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
5	0280	POOL R/CON	0	100	12	34	408.00	UT	70.00	70.00	30	1999	1999	3	30	8,568	
6	0282	POOL ENCL	0	100	24	48	1,152.00	UT	15.00	15.00	30	1999	1999	3	30	5,184	
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 23,252

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	392.00	560.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE 11/26/2024 BY TW Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS