COMM NE COR OF S1/2 OF NE1/4
OF NW1/4, W 349.50 FT FOR POB,
CONT W376.30 FT, S 709.76 FT,

WILLIAMS CAROLYN R
325 SW GULLIVER CT
HIGH SPRINGS, FL 32643

2027

04-7S-17-09888-006

BUILDING CHARACTERISTICS

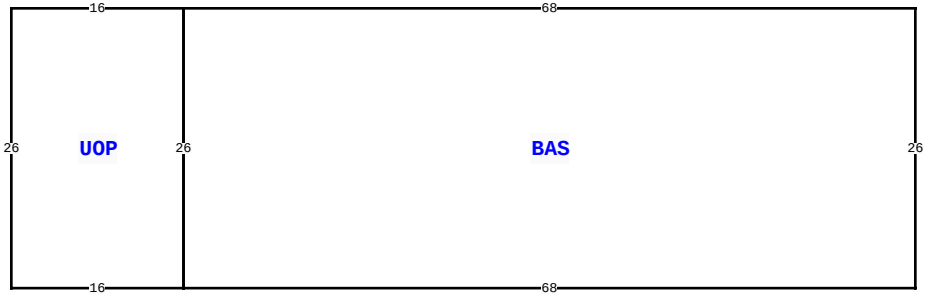
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	4717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100		1,768	103,006
UOP	416	25		104	6,059
TOTALS	2,184			1,872	109,066

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,872	113.9000	105.93	198,301	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2019 Heated Area: 1768 HX Base Yr 2019



325 SW GULLIVER CT, HIGH SPRINGS

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	109,066
TOTAL MARKET OB/XF VALUE	9,200
TOTAL LAND VALUE - MARKET	73,680
TOTAL MARKET VALUE	191,946
SOH/AGL Deduction	99,380
ASSESSED VALUE	92,566
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	41,155
TOTAL JUST VALUE	191,946
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	193,119

SALE:1:1: 12.25 AC SALE, ASSESSED FOR 6 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16418	M H	125	12/17/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1361/1357	5/31/2018	WD	Q	I	01	138,500
GRANTOR: KERI A DUFFEY						
GRANTEE: CAROLYN R WILLIAMS						
0892/1639	12/01/1999	WD	Q	V		24,000
GRANTOR: LOTIIE DICKS						
GRANTEE: K DUFFEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 UOP= W16 S26 E16 N26$ S26 E68 N26$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 9,200

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	0.00	0.00	6.14	AC		1.00	1.00	1.00	12,000.00	12,000.00	73,680							

REVIEW DATE 11/06/2017 BY BC Total Acres: 6.14 Total Land Value: 73,680 Market: 0 Agricultural: 0 Common: 73,680 PRINTED 11/17/2026 BY SYS