COMM NE COR OF S1/2 OF NE1/4
OF NW1/4, RUN W 725.80 FT, S
709.76 FT FOR POB, CONT S 670

HALL AARON/HALL SHAWNA
164 SW GULLIVER COURT
HIGH SPRINGS, FL 32643

2027

04-7S-17-09888-014

BUILDING CHARACTERISTICS

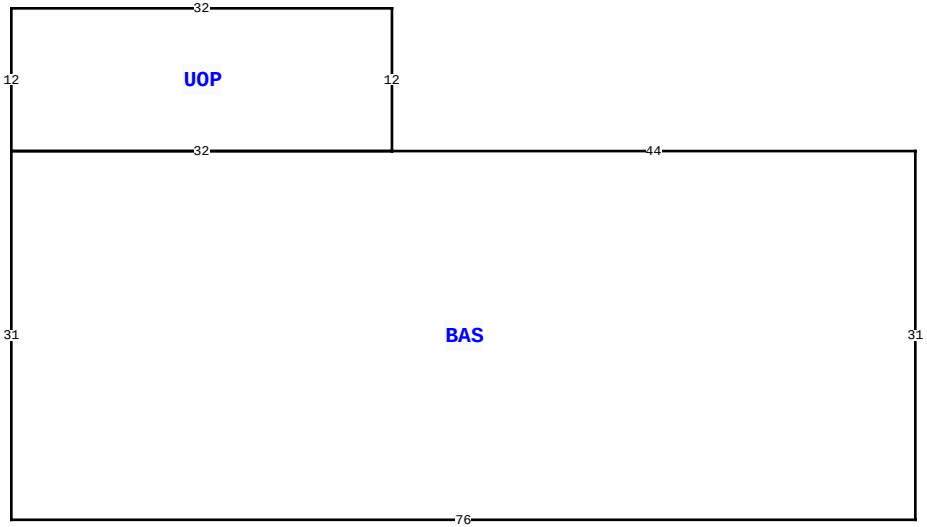
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
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	2,356	100		2,356	52,426
UOP	384	25		96	2,136
TOTALS	2,740			2,452	54,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,452	92.7200	55.63	136,405	1999	1999	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2017 Heated Area: 2356 HX Base Yr 2017



164 SW GULLIVER CT, 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		54,562
TOTAL MARKET OB/XF VALUE		13,500
TOTAL LAND VALUE - MARKET		73,200
TOTAL MARKET VALUE		141,262
SOH/AGL Deduction		54,075
ASSESSED VALUE		87,187
TOTAL EXEMPTION VALUE	HX HB	48,969
BASE TAXABLE VALUE		38,218
TOTAL JUST VALUE		141,262
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38368	M H	444	07/16/2019
15717	M H	125	06/29/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1382/2510	3/29/2019	WD	U	I	11	0
GRANTOR: CAM REAL ESTATE XIV L						
GRANTEE: AARON & SHAWNA HALL						
1317/0306	6/13/2016	WD	U	I	12	55,000
GRANTOR: CAM REAL ESTATE XIV L						
GRANTEE: AARON & SHAWNA HALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 UOP= N12 W32 S12 E32$ W32 S31 E76 N31$.

LAND DESCRIPTION

TOTAL OB/XF 13,500

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	5.10	AC		1.00	1.00	1.00	12,000.00	12,000.00	61,200							
2	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 02/07/2023 BY JB Total Acres: 6.10 Total Land Value: 73,200 Market: 0 Agricultural: 0 Common: 73,200 PRINTED 11/17/2026 BY SYS