COMM SE COR OF SW1/4 OF SE1/4,
RUN W 40.08 FT, N ALONG N R/W
OLD LAKE CITY RD 572.13 FT FOR

SWILLEY CHRISTOPHER S
2204 SW OLD LAKE CITY TERR
HIGH SPRINGS, FL 32643-9315

**2027**

**04-7S-17-09889-002**

## 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

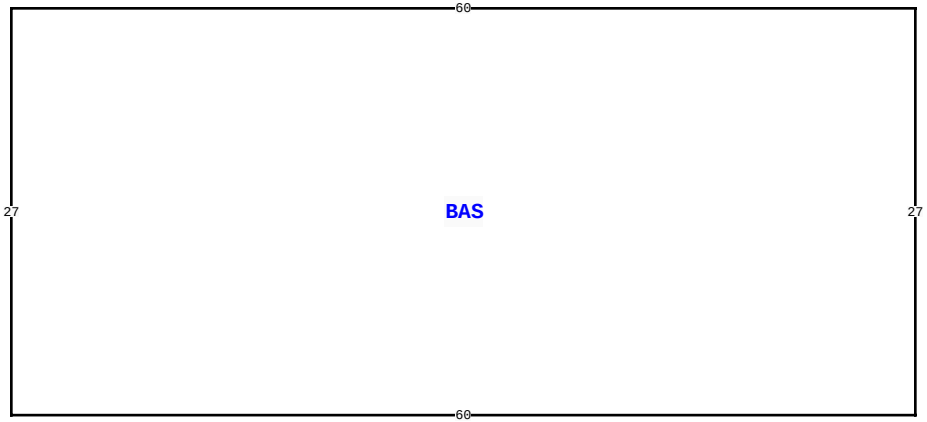
NEIGHBORHOOD/LOC 4717.0200 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,620 | 100 | | 1,620 | 111,545 |
| TOTALS | 1,620 | | | 1,620 | 111,545 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,620 | 113.9000 | 105.93 | 171,607 | 2010 | 2010 | 0 | 0 | 0 | 35.00 | 65.00 |

1 MANUF 1 100% - 2000 Heated Area: 1620 HX Base Yr 2000




2204 SW OLD LAKE CITY TER, 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 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 1,000 | |
| 2 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 200 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 111,545 |
| TOTAL MARKET OB/XF VALUE | | 8,200 |
| TOTAL LAND VALUE - MARKET | | 110,110 |
| TOTAL MARKET VALUE | | 229,855 |
| SOH/AGL Deduction | | 113,550 |
| ASSESSED VALUE | | 116,305 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 64,894 |
| TOTAL JUST VALUE | | 229,855 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 231,054 |

SALE:1:1: 10 ACRES - AG FOR 1991

XFOB:1:1: SKYL MH

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 28369 | M H | 375 | 02/12/2010 |
| 16575 | PUMP/UTPOL | 30 | 02/04/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0871/1867 | 12/18/1998 | WD | Q | I | | 58,000 |
| GRANTOR: HENDERSON | | | | | | |
| GRANTEE: SWILLEY | | | | | | |
| 0742/0779 | 2/25/1991 | WD | Q | V | | 25,000 |
| GRANTOR: RUMPH | | | | | | |
| GRANTEE: HENDERSON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 8,200

| 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 | 10.01 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 110,110 | | | | | | | |

REVIEW DATE 11/06/2017 BY BC Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS