COMM SE COR OF SW1/4 OF SE1/4, R
1112.83 FT FOR POB, CONT N 537.3
FT, N 305 FT, W 913.95 FT, S 962

CURRAN MICHAEL THOMAS/CURRAN LINDA LORRAINE
646 SW SERINITY GLN
HIGH SPRINGS, FL 32643-1232

2026

04-7S-17-09889-004

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	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG

MAP NUM | MKT AREA 02

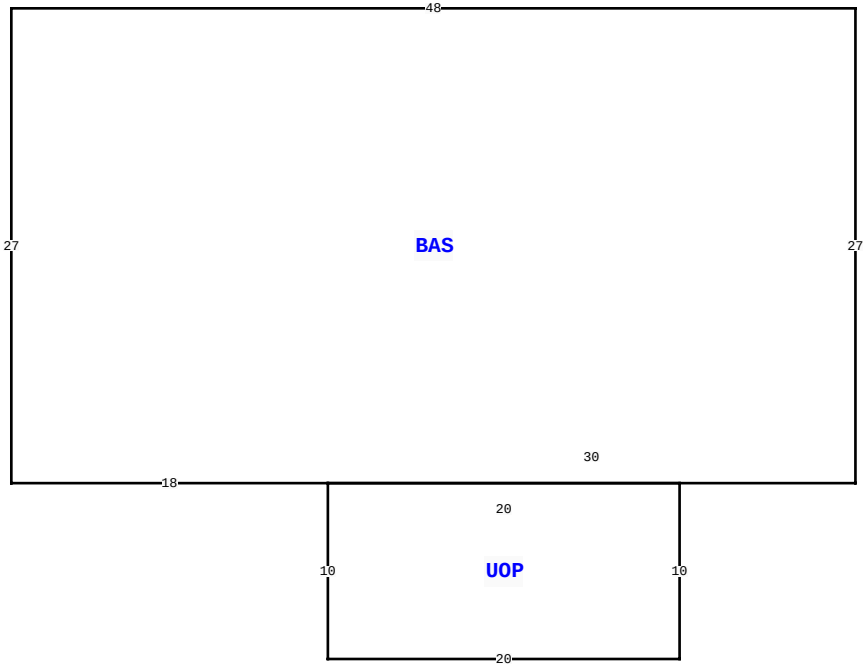
NEIGHBORHOOD/LOC 4717.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	35,738
UOP	200	25		50	1,379
TOTALS	1,496			1,346	37,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,346	114.9000	68.94	92,793	1991	1991	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2000 Heated Area: 1296 HX Base Yr 2000



254 SW SERENITY GLN, HIGH SPRINGS

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE 05/07/2026 MLU

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	0080	DECKING	0	100	0	0	1.00	UT	1,200.00	1,200.00	50	1993	1993	3	50	600	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0327	STABLES-SM	0	100	16	32	512.00	UT	9.00	9.00	75	2013	2013	3	75	3,456	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
8	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		37,117
TOTAL MARKET OB/XF VALUE		11,856
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		63,293
SOH/AGL Deduction		24,483
ASSESSED VALUE		38,810
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		13,810
TOTAL JUST VALUE		228,973
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0745/0718	4/23/1991	WD	Q	V		65,000

GRANTOR: J QUINTON RUMPH

GRANTEE: MICHAEL CURRAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E18 UOP= S10 E20 N10 W20$ E30 N27$.

LAND DESCRIPTION

TOTAL OB/XF 11,856

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	171,000							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	280.00	280.00	5,320							

REVIEW DATE 11/06/2017 BY BC Total Acres: 20.00 Total Land Value: 14,320 Market: 171,000 Agricultural: 5,320 Common: 9,000 PRINTED 06/23/2026 BY SYS