

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

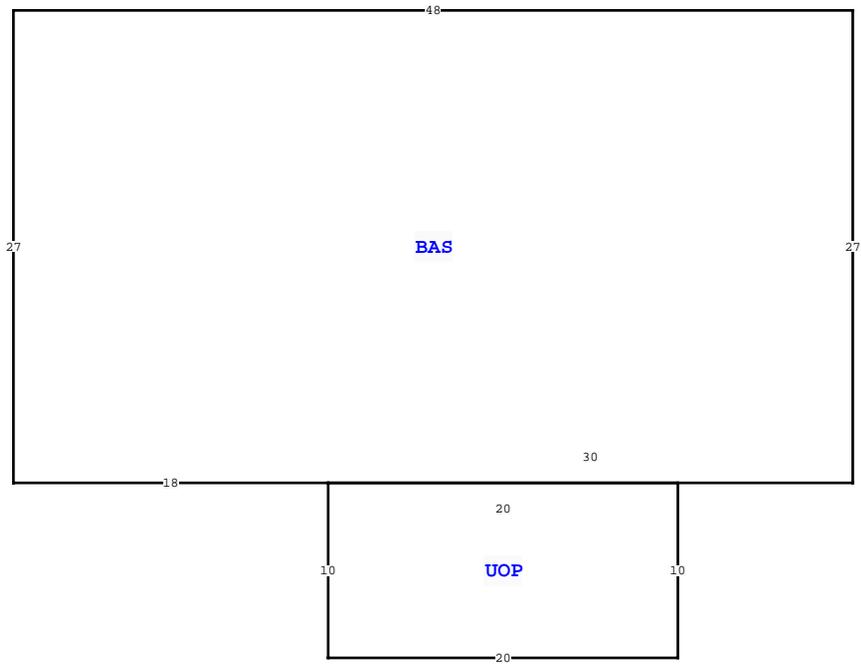
CURRAN MICHAEL THOMAS/CURRAN LINDA LORRAINE
646 SW SERINITY GLN
HIGH SPRINGS, FL 32643-1232

2026

04-7S-17-09889-004
VALUATION SUMMARY

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 Floor	14	CARPET	90	
Interior Floor	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 MARKET VALUE
BAS	1,296	100		1,296 37,527
UOP	200	25		50 1,448
TOTALS	1,496			1,346 38,975

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	2000								
				Heated Area: 1296			HX Base Yr 2000				



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VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			38,975
TOTAL MARKET OB/XF VALUE			11,856
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			65,151
SOH/AGL Deduction			26,341
ASSESSED VALUE			38,810
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			13,810
TOTAL JUST VALUE			230,831
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\$.	

EXTRA FEATURES															254 SW SERENITY GLN, HIGH SPRINGS	
L N	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	50	1993	1993	3	50	600	
2	0261	PRCH, UOP	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	100	
3	0040	BARN, POLE	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	50	
4	0040	BARN, POLE	0	100	0	0		1.00	UT 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
TOTAL OB/XF															11,856	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							