

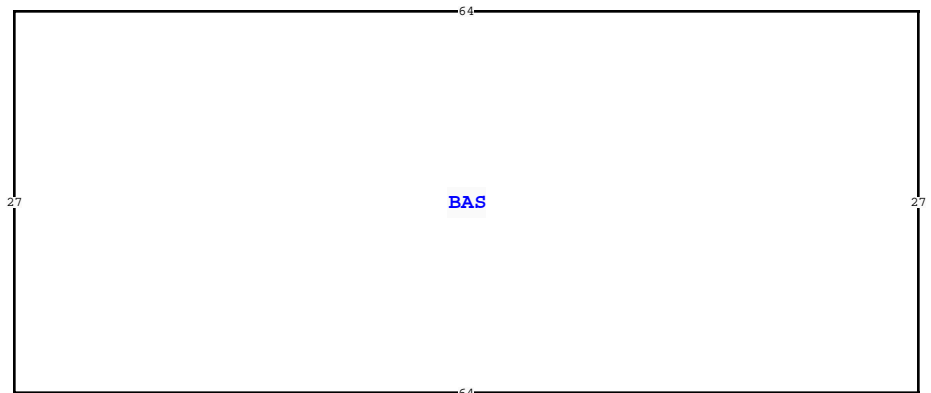
COMM SE COR OF SW1/4 OF SE1/4, R
FOR POB, CONT W 447.80 FT, N 999
FT, S 997.12 FT TO POB. (AKA LOT

BEAUDRY WILLIAM E/BEAUDRY LISA M
525 SW BARNEY ST
HIGH SPRINGS, FL 32643-1207

2026

04-7S-17-09889-012


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual	01	CONV	100
Units		0	100
Condition Adj	04	04	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
BAS	1,728	100	
TOTALS	1,728		1,728

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,728	125.9500	118.39	204,578	1996	1996	0	0	45.00	55.00
1 MANUF 1			100% - 2019	Heated Area: 1728			HX Base Yr 2019				
											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
										05/06/2026	MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		112,518	
TOTAL MARKET OB/XF VALUE		18,550	
TOTAL LAND VALUE - MARKET		110,110	
TOTAL MARKET VALUE		241,178	
SOH/AGL Deduction		123,022	
ASSESSED VALUE		118,156	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		66,745	
TOTAL JUST VALUE		241,178	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		226,163	
SALE:1:1: 10.01 ACRES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045120	Roof Replacement	10,215	08/08/2022
10234	M H	125	09/22/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1357/1656	4/05/2018	WD	Q	I	01	137,500
GRANTOR: JANET D HINSON						
GRANTEE: WILLIAM E BEAUDRY &						
0793/1286	7/15/1994	WD	Q	V		26,000
GRANTOR: J QUINTON & ANN S RUM						
GRANTEE: JAMES WILLIAM & JAN						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0296	SHED METAL	0	100	0	0	1.00	UT	600.00	600.00	25
2	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	800.00	50
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100
4	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
18,550											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		00	0.00	0.00	10.01	AC	1.00

BUILDING NOTES											
BAS= W64 S27 E64 N27S.											

BUILDING DIMENSIONS											
BAS= W64 S27 E64 N27S.											

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	% 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		00	0.00	0.00	10.01	AC	1.00	1.00	1.00	11,000.00	11,000.00	110,110							