

COMM AT SE COR OF SEC, RUN N 126
 FT, CONT W 946.17 FT TO POB, CON
 672.77 FT, E 323.44 FT, S 674.06

CHRISTIE ALBERT J
 2017 SW OLD LAKE CITY TER
 HIGH SPRINGS, FL 32643

2026

04-7S-17-09891-007



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Exterior Wall	00	N/A 0	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	08	SHT VINYL 100	
Interior Floor	00	N/A 0	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	03	03	
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
BAS	672	100	2026
TOTALS	672		36,339

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
1	MODULAR	1	100%	- 2026	Heated Area: 672					HX Base Yr	2026			
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2026 </div>														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE	05/06/2026	MLU			
				INC DATE					AG DATE					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			36,339
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			108,339
SOH/AGL Deduction			47,340
ASSESSED VALUE			60,999
TOTAL EXEMPTION VALUE	HX HB SX		60,999
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			108,339
NCON VALUE			43,339
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			50,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
48533	Modular Building		10/30/2023
000048533	Modular Building		10/30/2023
000046926	Electrical Servic	0	04/10/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/297	4/09/2024	WD	U	V	11	100
GRANTOR: MERCOGLIANO CATHERINE						
GRANTEE: CHRISTIE ALBERT J						
1369/2412	10/01/2018	WD	Q	V	01	38,000
GRANTOR: JOSEPH MEDALLION & CA						
GRANTEE: ALBERT J CHRISTIE &						

EXTRA FEATURES																
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	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100	2026	2025	100	7,000	

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2026;ORIG=19,9] E56 S12 W56 N12 \$

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							