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

2027

04-7S-17-09891-007

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	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

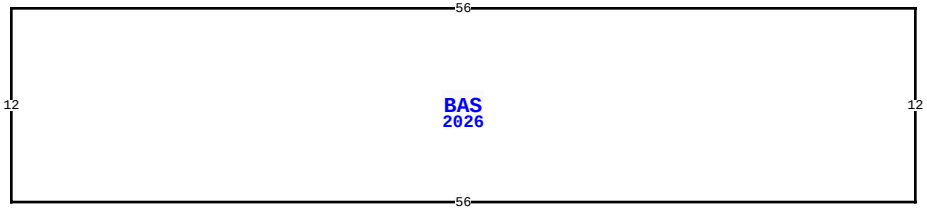
NEIGHBORHOOD/LOC 4717.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	2026	672	35,958
TOTALS	672			672	35,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	02	672	103.5000	97.29	65,379	1993	1993	0	0	0	45.00	55.00

1 MODULAR 1 100% - 2026 Heated Area: 672 HX Base Yr 2026



BLD DATE | LGL DATE
XF DATE | LAND DATE 05/06/2026 MLU
INC DATE | AG DATE

2017 SW OLD LAKE CITY TER, HIGH SPRINGS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		35,958
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		107,958
SOH/AGL Deduction		45,521
ASSESSED VALUE		62,437
TOTAL EXEMPTION VALUE	HX HB SX	62,437
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		107,958
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,958

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 &						

BUILDING NOTES

BUILDING DIMENSIONS

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

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

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 08/15/2025 BY randall Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS