

COMM AT SE COR OF NE1/4 OF SW FO
262.16 FT, W 161.52 FT, N 23.91
S 265 FT, E 328.71 FT TO POB AKA

NIBLACK IRIS
P O BOX 274
HIGH SPRINGS, FL 32643

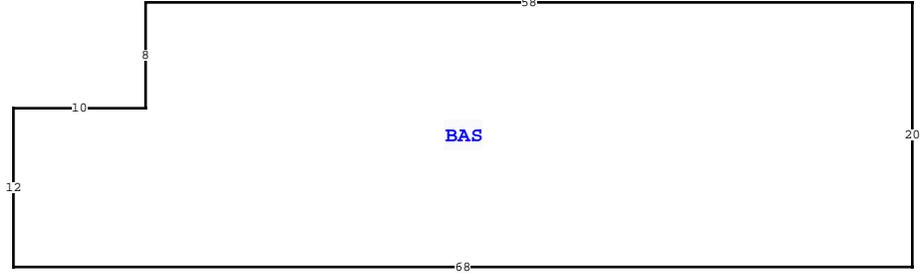
2026

07-7S-17-09937-006



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Quality	03	03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	7717.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,280	100	
TOTALS	1,280		32,625

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% - 2020									
			Heated Area: 1280			HX Base Yr 2020					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			32,625
TOTAL MARKET OB/XF VALUE			7,500
TOTAL LAND VALUE - MARKET			30,720
TOTAL MARKET VALUE			70,845
SOH/AGL Deduction			30,105
ASSESSED VALUE			40,740
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			15,740
TOTAL JUST VALUE			70,845
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			67,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1307/0555	10/14/2015	PB U	I	18		100
GRANTOR: CLERK OF COURT (OSCAR)						
GRANTEE: IRIS NIBLACK						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W58 S8 W10 S12 E68 N20 \$.	

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	0081	DECKING WI	0	100	0	0		1.00	UT 0.00	100	2019	2019	3	100	200	
2	0070	CARPORT UF	0	100	0	0		1.00	UT 0.00	100	2019	2019	3	100	200	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	100	2019	2019	3	100	100	

LAND DESCRIPTION																								
TOTAL OB/XF 7,500																								
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			0.00	0.00	1.92	AC		1.00	1.00	1.00	16,000.00	16,000.00	30,720							