LOT 2 SOUTHLAND S/D.

ORB 754-1723,817-2407,961-266,

BEAMS NANCY R
165 SW ALPINE PL
HIGH SPRINGS, FL 32643

2026

09-7S-17-09957-027

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

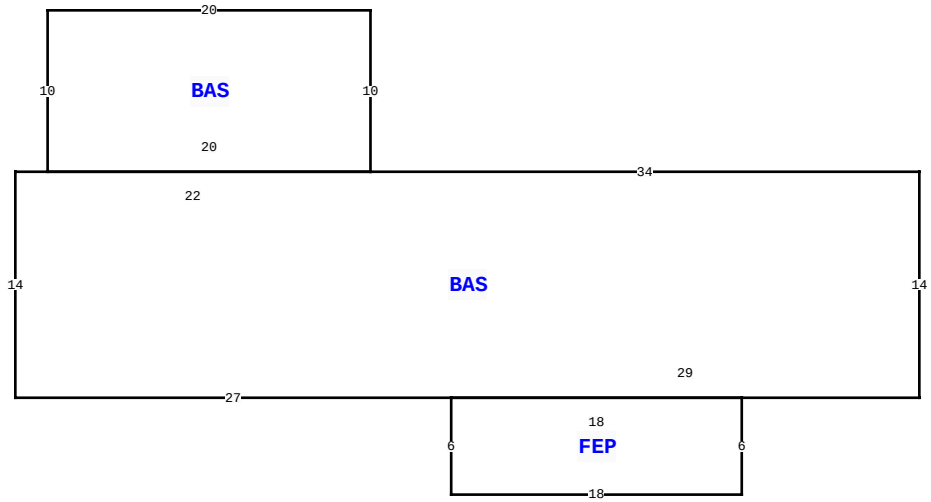
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	9717.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100		200	5,312
BAS	784	100		784	20,823
FEP	108	85		92	2,444
TOTALS	1,092			1,076	28,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,076	105.4000	66.40	71,446	1982	2000	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2020 Heated Area: 984 HX Base Yr 2020



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/08/2026 MLU
AG DATE	

165 SW ALPINE PL, HIGH SPRINGS

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		28,578
TOTAL MARKET OB/XF VALUE		8,040
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		58,618
SOH/AGL Deduction		23,768
ASSESSED VALUE		34,850
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		9,850
TOTAL JUST VALUE		58,618
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		50,258

SALE:2:1: LOT 2, SOUTHLAND

XFOB:1:1: CONCORD MH

SALE:1:1: DENNIS GAVE UP HIS INT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1398/1243	11/08/2019	WD	Q	I	01	36,500
GRANTOR: DARYL & YVONNE KUNZ (						
GRANTEE: NANCY R BEAMS						
1382/0169	3/21/2019	WD	Q	I	01	34,000
GRANTOR: SHAUN A & TAMMY L PAR						
GRANTEE: DARYL & YVONNE KUNZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 BAS= N10 W20 S10 E20$ W22 S14 E27 FEP= S6 E18 N6 W18$ E29 N14$.

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	0060	CARPORT F	0	100	18	20	360.00	UT	3.00	3.00	50	2017	2017	3	50	540	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 8,040

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 01/15/2017 BY BC Total Acres: 0.50 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 05/13/2026 BY SYS