

LOT 3 SOUTHLAND S/D.
629-139, 782-466, 799-1750, 961-

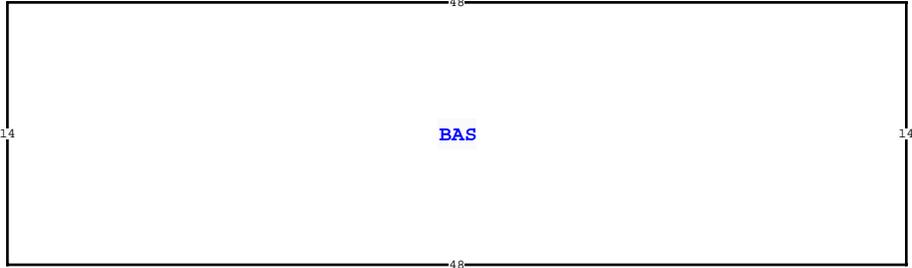
CAIN WALLACE R/ASHLEY CLINT A
P O BOX 100
ALACHUA, FL 32616

2026

09-7S-17-09957-028
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	03 BELOW AVG. 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	01 MINIMUM 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 90				
Interior Floo	08 SHT VINYL 10				
Air Condition	02 WINDOW 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	03 03				
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	672	100		672	12,615
TOTALS	672			672	12,615

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	0%	- 1997		Heated Area: 672					HX Base Yr		



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			12,615
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			22,000
TOTAL MARKET VALUE			41,615
SOH/AGL Deduction			13,238
ASSESSED VALUE			28,377
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			28,377
TOTAL JUST VALUE			41,615
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			34,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1521/2794	7/26/1997	QC	U	I	11	100
GRANTOR: ASHLEY DEBRA S						
GRANTEE: CAIN WALLACE R						
0799/1750	4/26/1994	CD	U	I	13	23,500
GRANTOR: WALLACE R CAIN						
GRANTEE: CLINT A & DEBRA S A						

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	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF										7,000						
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/08/2026	MLU									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W48 S14 E48 N14\$.									

LAND DESCRIPTION										TOTAL OB/XF										7,000				
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	0102	C	SFR/MH	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							