

LOT 8 SOUTHLAND S/D.
828-2129, 961-266, WD 1040-
1053, WD 1265-465, WD 1316-

HAMES CHRISTOPHER MICHAEL
307 SW ALPINE PL
HIGH SPRINGS, FL 32643

2026

09-7S-17-09957-033



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural Units	01	CONV	100
		0	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
BAS	1,188	100	
TOTALS	1,188		1,188
			74,932

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	0%	2021							
Heated Area: 1188						HX Base Yr					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			74,932
TOTAL MARKET OB/XF VALUE			9,800
TOTAL LAND VALUE - MARKET			22,000
TOTAL MARKET VALUE			106,732
SOH/AGL Deduction			23,281
ASSESSED VALUE			83,451
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			83,451
TOTAL JUST VALUE			106,732
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			99,732
SALE:1:1: LOT 8 SOUTHLAND ACRES--OWNS ADJACENT LOT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
27661	M H	585	02/25/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1404/2142	1/31/2020	WD	U	I	37	43,300
GRANTOR: MICHELLE & JASON EWIN						
GRANTEE: CHRISTOPHER MICHAEL						
1316/2528	6/10/2016	WD	Q	I	01	48,000
GRANTOR: JOSEPH F MERRITT						
GRANTEE: JASON & MICHELLE EW						

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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
TOTALS															9,800		

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							