LOT 20 SOUTHLAND S/D.

677-373, 685-624, 799-1727, 961-

TOOMBS CHARLES M
152 SW PEACH GLN
HIGH SPRINGS, FL 32643

2027

09-7S-17-09957-045

BUILDING CHARACTERISTICS

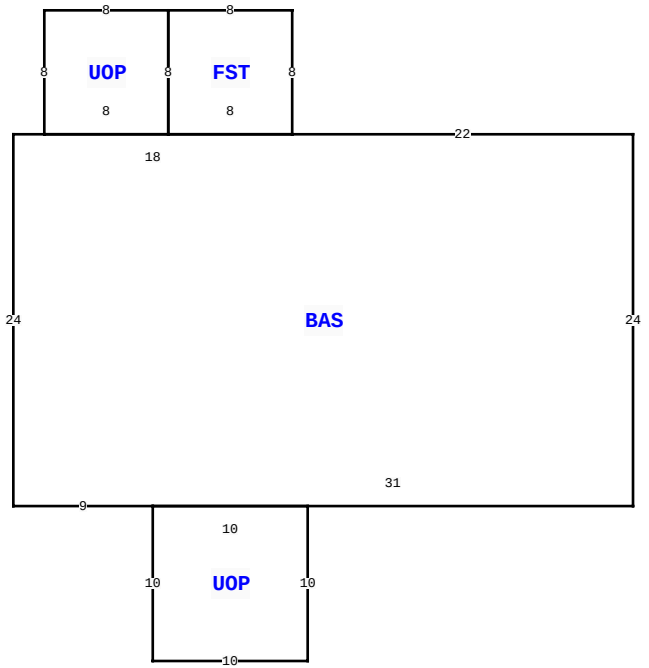
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	0	0 100
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	960	100		960	24,630
FST	64	55		35	898
UOP	64	25		16	410
UOP	100	25		25	642
TOTALS	1,188			1,036	26,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,036	106.9000	64.14	66,449	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2011 Heated Area: 960 HX Base Yr 2011



152 SW PEACH GLN, HIGH SPRINGS

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

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		26,580
TOTAL MARKET OB/XF VALUE		7,900
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		56,480
SOH/AGL Deduction		32,340
ASSESSED VALUE		24,140
TOTAL EXEMPTION VALUE	HX HB	24,140
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		56,480
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		56,480

XFOB:1:1: CATALINA MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1207/1771	12/29/2010	WD	U	I	12	14,500
GRANTOR: GREEN TREE SERVICING						
GRANTEE: CHARLES M TOOMBS						
1201/0809	9/01/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT (BRADL						
GRANTEE: GREEN TREE SERVICIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= E9 UOP= S10 E10 N10 W10$ E31 N24 W22 FST= N8 W8 UOP= W8 S8 E8 N8$ S8 E8$ W18 S24$.

LAND DESCRIPTION

TOTAL OB/XF 7,900

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 11/15/2017 BY BC Total Acres: 0.50 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS