LOT 1 SHERWOOD FOREST UNIT 3.
629-721, 645-655, 645-656, 870-2

SPRINGS TITLE, LLC
13900 TECH CITY CIR, SUITE 409
ALACHUA, FL 32615

2027

09-7S-17-09957-101

BUILDING CHARACTERISTICS

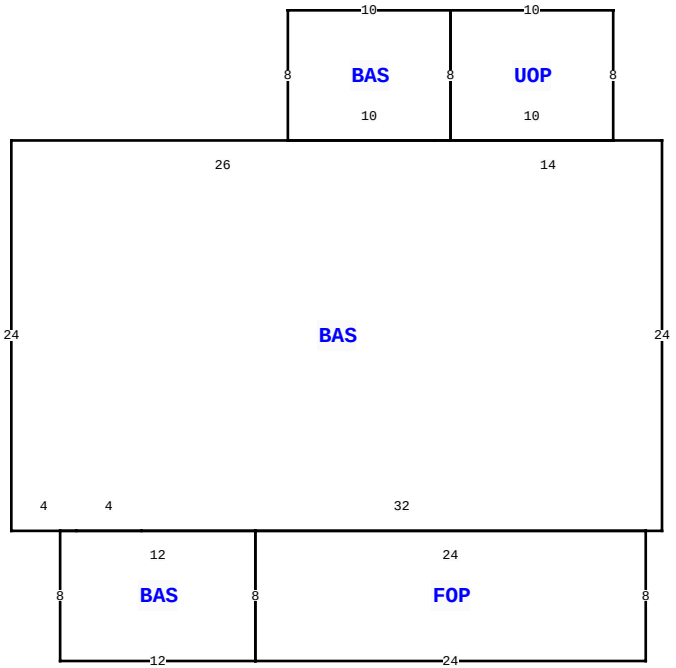
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	9717.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	80	100		80	7,422
BAS	96	100		96	8,906
BAS	960	100		960	89,066
FOP	192	35		67	6,216
UOP	80	25		20	1,856
TOTALS	1,408			1,223	113,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,223	126.2800	117.44	143,629	1986	2015	0	0	0	21.00	79.00

1 MANUF 1 0% - 2023 Heated Area: 1136 HX Base Yr



344 SW BARNEY ST, 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	0031	BARN,MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	
5	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	113,467
TOTAL MARKET OB/XF VALUE	10,300
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	147,767
SOH/AGL Deduction	0
ASSESSED VALUE	147,767
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	147,767
TOTAL JUST VALUE	147,767
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	148,984

XFOB:1:1: SUMMIT MH

SALE:1:1: Q C FROM WEEKS TO MADDEN ORB 645-655.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1475/1328	8/25/2022	WD	Q	I	01	142,000
GRANTOR: PHELPS MEGAN CHRISTIN						
GRANTEE: SPRINGS TITLE, LLC						
1445/1756	8/20/2021	WD	Q	I	01	90,000
GRANTOR: BIRD LEAH WEAVER						
GRANTEE: PHELPS MEGAN CHRIST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W14 W26 S24 E4 E4 E32 N24 $
FOP=[ORIG=-25,24] S8 E24 N8 W24 $
BAS=[ORIG=-37,24] S8 E12 N8 W12 $
UOP=[ORIG=-3,0] N8 W10 S8 E10 $
BAS=[ORIG=-13,-8] W10 S8 E10 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,300

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 10/20/2022 BY ME Total Acres: 1.19 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS