

BEG SE COR OF SE1/4 OF NW1/4 OF FT, N 330.67 FT, E 660.46 FT, S & WEST 30 FT OF SOUTH 1452 FT OF

MANZER MARTHA  
348 SW VIKING CT  
HIGH SPRINGS, FL 32643

**2026**

09-7S-17-09958-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	9717.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	690	100	
BAS	784	100	
FOP	150	35	
UOP	120	25	
TOTALS	1,744		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HME	100%	- 2014									Heated Area: 1474	HX Base Yr 2014

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			43,282
TOTAL MARKET OB/XF VALUE			2,000
TOTAL LAND VALUE - MARKET			67,000
TOTAL MARKET VALUE			58,822
SOH/AGL Deduction			20,790
ASSESSED VALUE			38,032
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			13,032
TOTAL JUST VALUE			112,282
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			110,282

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1264/2034	10/31/2013	WD	U	V	11	100
GRANTOR: TAMSIN SCHULTE						
GRANTEE: MARTHA MANZER						
1238/0985	7/17/2012	WD	U	V	11	100
GRANTOR: WAYNE & CAROL COOK						
GRANTEE: TAMSIN SCHULTE & MA						

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	0070	CARPOT UF	0	100	0	0	0	0	0.00	100	2013	2013	3	100	300	
2	0296	SHED METAL	0	100	0	0	0	0	0.00	100	2017	2017	3	100	1,000	
3	0296	SHED METAL	0	100	0	0	0	0	0.00	100	2017	2017	3	100	500	
4	0261	PRCH, UOP	0	100	0	0	0	0	0.00	100	2017	2017	3	100	200	
TOTALS														2,000		

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	DPHT 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			0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	5.50	AC		1.00	1.00	1.00	280.00	280.00	1,540							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	5.50	AC		1.00	1.00	1.00	10,000.00	10,000.00	55,000							