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

2027

09-7S-17-09958-001

BUILDING CHARACTERISTICS

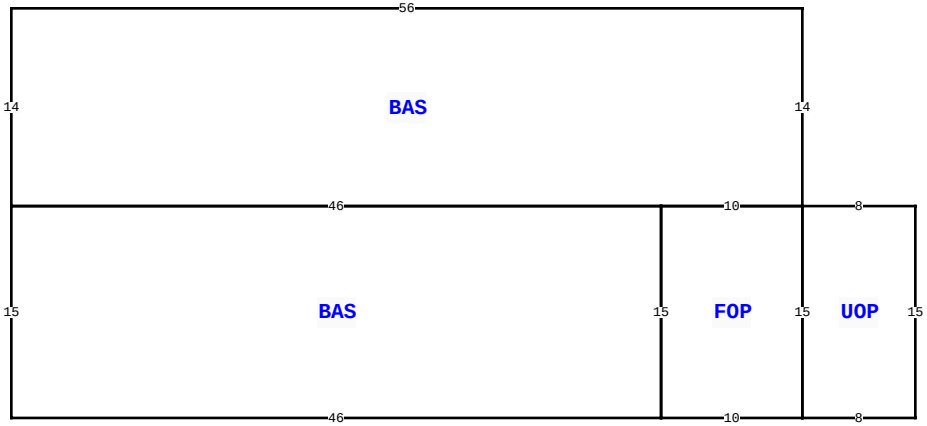
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	690	100		690	19,193
BAS	784	100		784	21,808
FOP	150	35		52	1,446
UOP	120	25		30	834
TOTALS	1,744			1,556	43,282

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,556	115.9000	69.54	108,204	1998	1998	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2014 Heated Area: 1474 HX Base Yr 2014



348 SW VIKING CT, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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		19,695
ASSESSED VALUE		39,127
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,127
TOTAL JUST VALUE		112,282
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		112,282

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 BAS= S15 E46 N15 W46$ E46 FOP= S15 E10 UOP= E8 N15 W8 S15$ N15 W10$ E10 N14$.

LAND DESCRIPTION

TOTAL OB/XF 2,000

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			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							

REVIEW DATE 11/17/2017 BY BC Total Acres: 6.50 Total Land Value: 13,540 Market: 55,000 Agricultural: 1,540 Common: 12,000 PRINTED 11/16/2026 BY SYS