

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

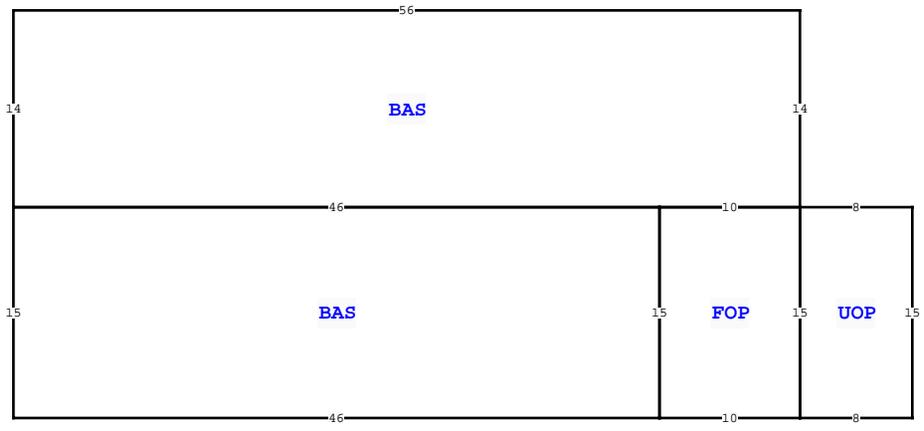
2026

09-7S-17-09958-001



BUILDING CHARACTERISTICS	
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 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

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



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	20,154
BAS	784	100		784	22,899
FOP	150	35		52	1,519
UOP	120	25		30	876
TOTALS	1,744			1,556	45,448

348 SW VIKING CT, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	MLU

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

TOTAL OB/XF 2,000

LAND DESCRIPTION																								
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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			45,448
TOTAL MARKET OB/XF VALUE			2,000
TOTAL LAND VALUE - MARKET			67,000
TOTAL MARKET VALUE			60,988
SOH/AGL Deduction			22,956
ASSESSED VALUE			38,032
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			13,032
TOTAL JUST VALUE			114,448
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						

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\$.