NW1/4 OF NW1/4 OF SE1/4.

663-32, 723-282, QC 1577-2458

COOK KENNETH WAYNE/COLLINS-COOK ANN
601 SW VIKING CT
HIGH SPRINGS, FL 32643

2027

09-7S-17-09958-003

BUILDING CHARACTERISTICS

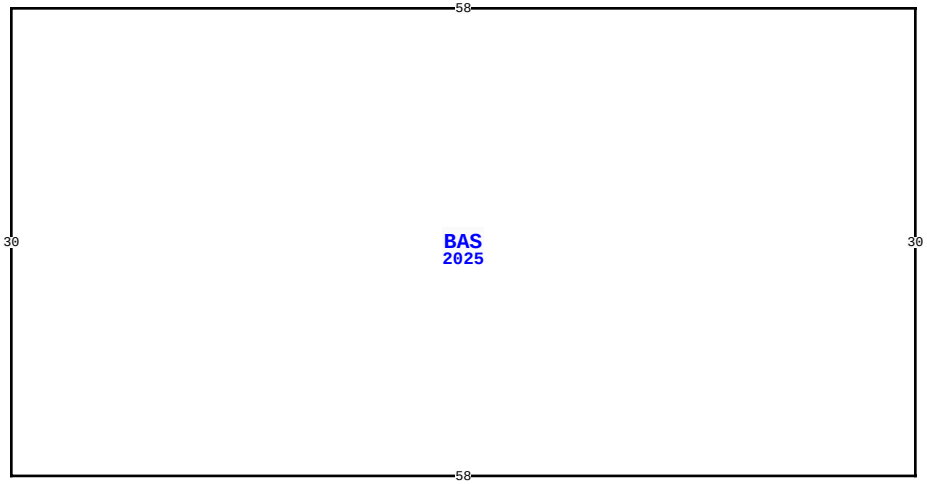
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	9717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100	2025	1,740	180,111
TOTALS	1,740			1,740	180,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,740	113.5000	108.96	189,590	2022	2022	0	0	0	5.00	95.00

1 MANUF 2 100% - 2025 Heated Area: 1740 HX Base Yr 2025



601 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
3	0040	BARN,POLE	0	100	20	36	720.00	UT	6.50	6.50	100	2025	2024		100	4,680	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		180,110
TOTAL MARKET OB/XF VALUE		6,080
TOTAL LAND VALUE - MARKET		99,000
TOTAL MARKET VALUE		285,190
SOH/AGL Deduction		57,102
ASSESSED VALUE		228,088
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		176,677
TOTAL JUST VALUE		285,190
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055020	Generator		02/16/2026
000050199	Mobile Home		06/25/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/2458	9/18/2026	QC	U	I	11	100
GRANTOR: COOK KENNETH WAYNE						
GRANTEE: COOK KENNETH WAYNE						
0723/0282	6/23/1990	WD	U	V	12	30,300
GRANTOR: GARY HOAGLAND						
GRANTEE: KENNETH COOK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=16,15] E58 S30 W58 N30 $

.

LAND DESCRIPTION

TOTAL OB/XF 6,080

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		A-1	0.00	0.00	10.00	AC		1.00	1.00	0.90	11,000.00	9,900.00	99,000							

REVIEW DATE 08/28/2024 BY JB Total Acres: 10.00 Total Land Value: 99,000 Market: 0 Agricultural: 0 Common: 99,000 PRINTED 11/16/2026 BY SYS