

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	31	VINYL SID	100		
Exterior Wall	00	N/A	0		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	08	SHT VINYL	50		
Interior Floor	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	181,995
TOTALS	1,740			1,740	181,995

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	2	100% - 2025										
Heated Area: 1740						HX Base Yr 2025							
601 SW VIKING CT, HIGH SPRINGS													
BLD DATE		LGL DATE		LAND DATE		05/06/2026						MLU	
XF DATE		AG DATE											
INC DATE													

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		181,995	
TOTAL MARKET OB/XF VALUE		6,080	
TOTAL LAND VALUE - MARKET		99,000	
TOTAL MARKET VALUE		287,075	
SOH/AGL Deduction		65,630	
ASSESSED VALUE		221,445	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		170,034	
TOTAL JUST VALUE		287,075	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		281,221	

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
0723/0282	6/23/1990	WD	U	V	12	30,300
GRANTOR: GARY HOAGLAND						
GRANTEE: KENNETH COOK						
0663/0032	9/19/1988	WD	Q	V		26,000
GRANTOR: COSTIN ROBERT						
GRANTEE: HOAGLAND GARY D &						

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	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	

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	DPH 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				