

BEGIN SE COR NE 1/4 OF NW 1/4, N
W 455.32 FT, S 173 FT, E 455.25

GIANOS THERESA IRENE
678 SW BARNEY ST
HIGH SPRING, FL 32643

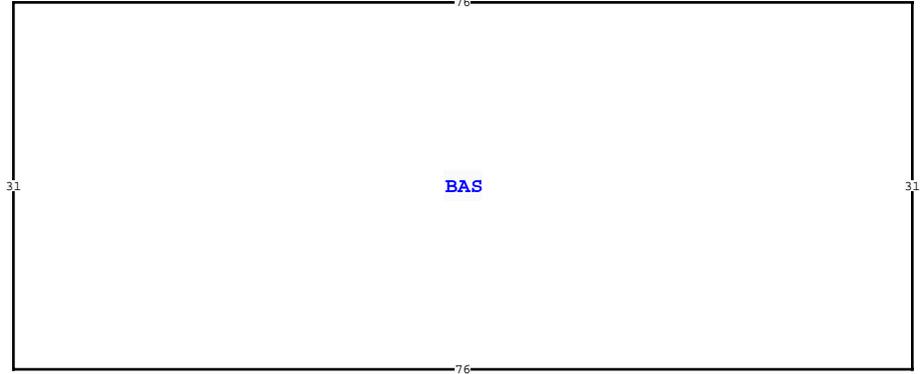
2026

09-7S-17-09961-011



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Stories	1.	1.	100
Units		0	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
BAS	2,356	100	
TOTALS	2,356		2,356 257,747

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	3	100% - 2023								
				Heated Area: 2356			HX Base Yr 2023				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		257,747	
TOTAL MARKET OB/XF VALUE		28,356	
TOTAL LAND VALUE - MARKET		28,960	
TOTAL MARKET VALUE		315,063	
SOH/AGL Deduction		15,496	
ASSESSED VALUE		299,567	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		248,156	
TOTAL JUST VALUE		315,063	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		312,550	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40705	POOL	0	10/14/2020
39980	M H	0	06/19/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1412/1012	5/27/2020	QC	U	V	11	100

GRANTOR: MARY CLAIRE & JEFFREY
GRANTEE: THERESA IRENE GIANO

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W76 S31 E76 N31\$.	

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
2	0327	STABLES-SM	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0280	POOL R/CON	0	100	36	16	576.00	UT	38.00	38.00	100	2022	2021		93	20,356	

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	1.81	AC		1.00	1.00	1.00	16,000.00	16,000.00	28,960							