

COMM AT SE COR OF NE1/4 OF NW1/4
1116.37 FT, W 212 FT TO POB, W 2
FT, E 243.59 FT, N 470 FT TO POB

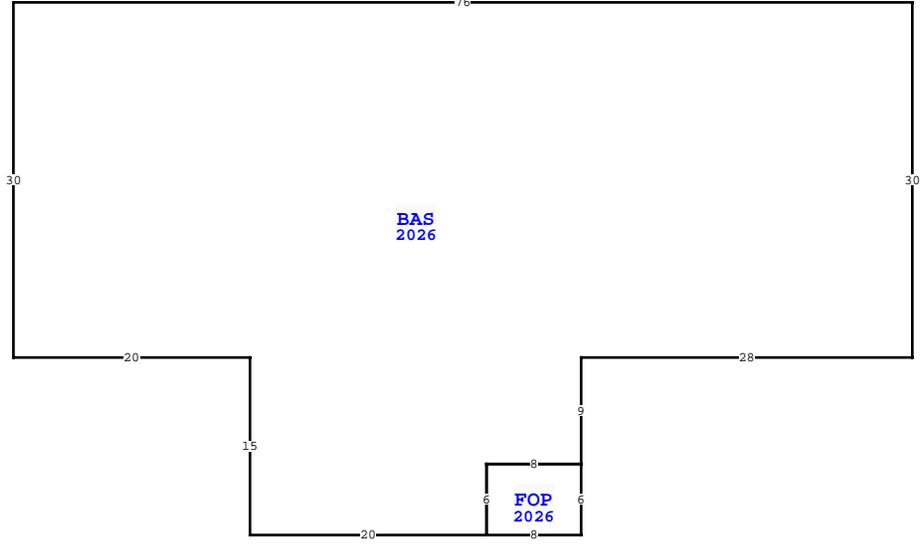
CONNELLY SARA ELIZABETH
656 SW BARNEY ST
HIGH SPRINGS, FL 32643

2026

09-7S-17-09961-013
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 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 100	
Interior Floor	00	N/A 0	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		3 100	
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
BAS	2,652	100	2026
FOP	48	35	2026
TOTALS	2,700		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	MANUF	1	100%	- 2026	Heated Area: 2652						HX Base Yr	2026



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			143,127
TOTAL MARKET OB/XF VALUE			8,200
TOTAL LAND VALUE - MARKET			24,985
TOTAL MARKET VALUE			176,312
SOH/AGL Deduction			0
ASSESSED VALUE			176,312
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			124,901
TOTAL JUST VALUE			176,312
NCON VALUE			151,327
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			21,755

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053648	Mobile Home		07/23/2025
000053599	Right-of-Way Acce		07/16/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1547/1773	8/22/2025	QC	U	V	11	100
GRANTOR: CONNELLY JEFFREY						
GRANTEE: CONNELLY SARAH ELIZ						
1542/2069	6/17/2025	QC	U	V	11	100
GRANTOR: CONNELLY JEFFREY LAWR						
GRANTEE: CONNELLY SARA ELIZA						

EXTRA FEATURES		TOTALS	
L	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0190	FPLC PF	1,200.00
2	9945	Well/Sept	7,000.00

TOTAL OB/XF												8,200				
L	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	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	
2	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=80,10] W76 S30 E20 S15 E20 N6 E8 N9 E28 N30 \$	
FOP=[YR=2026;ORIG=44,49] E8 S6 W8 N6 \$	

LAND DESCRIPTION		TOTAL OB/XF																						
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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					2.63	AC		1.00	1.00	1.00	9,500.00	9,500.00	24,985							