

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	80
Interior Floor	08	SHT VINYL	20
Air Condition	02	WINDOW	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
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
BAS	1,440	100	
TOTALS	1,440		1,440
			37,947

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
4	MOBILE HME	10%	- 2014																				
Heated Area: 1440						HX Base Yr 2014																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/07/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/07/2026		MLU
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		37,947	
TOTAL MARKET OB/XF VALUE		8,600	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		60,267	
SOH/AGL Deduction		14,448	
ASSESSED VALUE		45,819	
TOTAL EXEMPTION VALUE		9,171	
BASE TAXABLE VALUE		36,648	
TOTAL JUST VALUE		221,547	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		146,547	
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19486	M H	125	04/30/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1043/0934	4/13/2005	QC	Q	I	06	100
GRANTOR: VIRGINIA "GINGER" HOL						
GRANTEE: VIRGINIA SCOTT & HE						
0592/0584	5/23/1986	QC	Q	I	06	127
GRANTOR: MAMIE MCNISH						
GRANTEE: BENJAMIN GINGER HER						

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	0190	FPLC PF	0	10	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
2	0261	PRCH, UOP	0	10	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
3	0294	SHED WOOD/	0	10	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
4	9945	Well/Sept	0	10	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTAL OB/XF 8,600																	

BUILDING NOTES											
116 SW MACNISH CT, HIGH SPRINGS											

BUILDING DIMENSIONS											
BAS= W60 S24 E60 N24\$.											

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	10		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	24.00	AC		1.00	1.00	1.00	280.00	280.00	6,720							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	24.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	168,000							