COMM SW COR OF E1/2 OF SE1/4 RUN
N R/W OF CR-778 FOR POB, CONT E
599.73 FT, W 177.69 FT, S 599.76

POTTER LONDON FRANKLIN/BRUCE MAKAYLA DANIELLE RAUL
918 SW COUNTY ROAD 778
HIGH SPRINGS, FL 32643

2027

09-7S-17-09964-004

BUILDING CHARACTERISTICS

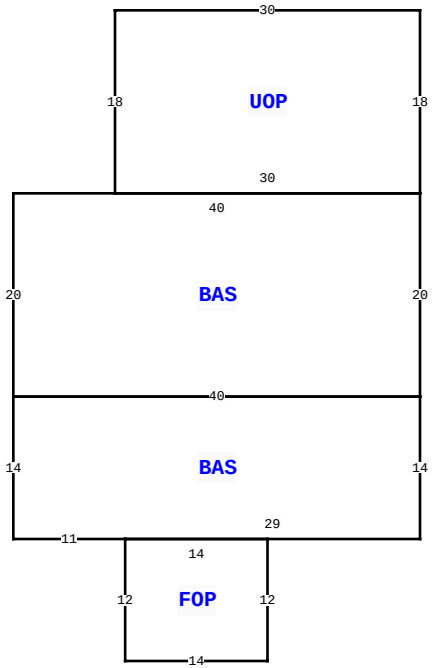
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
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	560	100		560	24,220
BAS	800	100		800	34,601
FOP	168	35		59	2,552
UOP	540	25		135	5,839
TOTALS	2,068			1,554	67,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,554	83.1750	66.54	103,403	2000	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2026 Heated Area: 1360 HX Base Yr 2026



323 SW COUNTY ROAD 778 , HIGH SPRINGS

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		67,212
TOTAL MARKET OB/XF VALUE		5,400
TOTAL LAND VALUE - MARKET		38,880
TOTAL MARKET VALUE		111,492
SOH/AGL Deduction		0
ASSESSED VALUE		111,492
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		60,081
TOTAL JUST VALUE		111,492
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		112,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/2632	12/21/2025	LE	U	I	14	100
GRANTOR: POTTER LONDON FRANKLI						
GRANTEE: POTTER LONDON FRANK						
1558/152	12/19/2025	WD	Q	I	01	150,000
GRANTOR: POCO DIABLO HOLDINGS,						
GRANTEE: POTTER LONDON FRANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S14 E11 FOP= S12 E14 N12 W14$ E29 N14$ BAS= N20
UOP= N18 W30 S18 E30$ W40 S20 E40$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 5,400

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	2.43	AC		1.00	1.00	1.00	16,000.00	16,000.00	38,880							

REVIEW DATE 02/24/2026 BY TP Total Acres: 2.43 Total Land Value: 38,880 Market: 0 Agricultural: 0 Common: 38,880 PRINTED 11/17/2026 BY SYS