

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

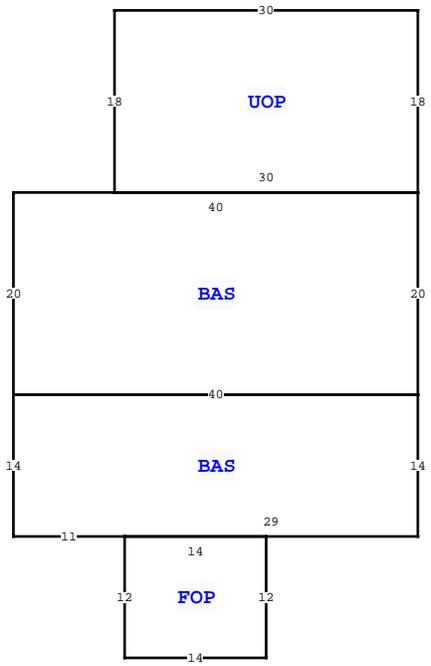
POTTER LONDON FRANKLIN/BRUCE MAKAYLA DANIELLE RAUL  
918 SW COUNTY ROAD 778  
HIGH SPRINGS, FL 32643

**2026**

09-7S-17-09964-004  


ELEMENT		CD	BUILDING CHARACTERISTICS	
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	14	CARPET	90	
Interior Floor	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 MARKET VALUE
BAS	560	100		560 25,433
BAS	800	100		800 36,332
FOP	168	35		59 2,679
UOP	540	25		135 6,131
TOTALS	2,068			1,554 70,576

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	69.87	108,578	2000	2010	0	0	35.00	65.00
1 MANUF 1 100% - 2026 Heated Area: 1360 HX Base Yr 2026											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		70,576	
TOTAL MARKET OB/XF VALUE		5,400	
TOTAL LAND VALUE - MARKET		38,880	
TOTAL MARKET VALUE		114,856	
SOH/AGL Deduction		0	
ASSESSED VALUE		114,856	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		63,445	
TOTAL JUST VALUE		114,856	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		70,438	

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	I	14	100
GRANTOR: POTTER LONDON FRANKLI						
GRANTEE: POTTER LONDON FRANK						
1558/152	12/19/2025	WD Q	I	I	01	150,000
GRANTOR: POCO DIABLO HOLDINGS,						
GRANTEE: POTTER LONDON FRANK						

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	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	
TOTALS															5,400		

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