NE1/4 OF NE1/4, EX 5 AC DESC ORB
AC DESC ORB 1116-216.

MCINTYRE MATHEW JAMES/MCINTYRE KELLY MICHELLE
323 SE RACECAR CT
HIGH SPRINGS, FL 32643

2026

10-7S-17-09969-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

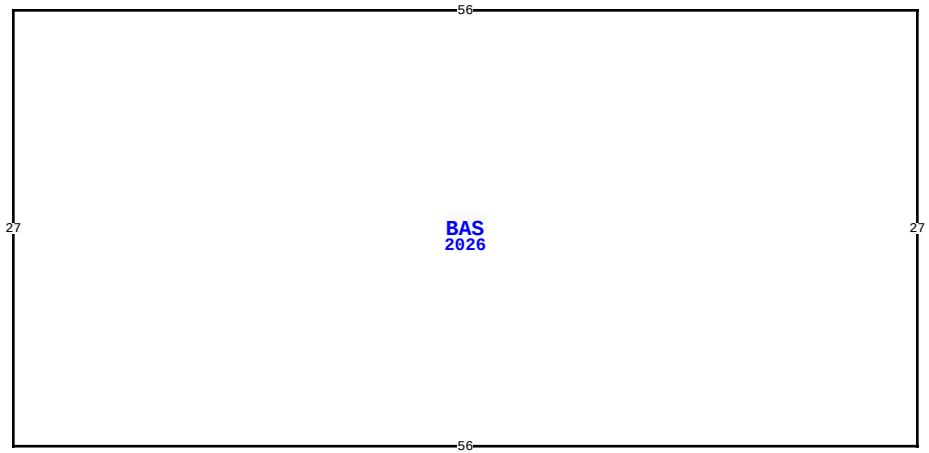
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	10717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2026	1,512	162,415
TOTALS	1,512			1,512	162,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,512	113.0000	109.61	165,730	2025	2025	0	0	0	2.00	98.00

3 MANUF 2 100% - 2026 Heated Area: 1512 HX Base Yr 2022



323 SE RACECAR CT, HIGH SPRINGS

BLD DATE	09/29/1998 MO	LGL DATE	
XF DATE	09/29/1998 MO	LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		162,415
TOTAL MARKET OB/XF VALUE		8,600
TOTAL LAND VALUE - MARKET		210,000
TOTAL MARKET VALUE		190,920
SOH/AGL Deduction		2,929
ASSESSED VALUE		187,991
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		136,580
TOTAL JUST VALUE		381,015
NCON VALUE		162,415
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053020	Mobile Home		05/11/2025
000052155	Electrical Servic	0	01/27/2025
000045612	Electrical Servic	0	10/04/2022
14519	M H	125	09/15/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1454/1414	12/09/2021	WD	Q	I	05	160,000
GRANTOR: THOMPSON C. ELEANOR R						
GRANTEE: MCINTYRE MATHEW JAM						
1330/2041	4/03/1991	QC	Q	V	01	127
GRANTOR: ELEANOR THOMPAON & JA						
GRANTEE: ELEANOR THOMPAON &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=16,10] E56 S27 W56 N27 $
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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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 8,600

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	5500	A	TIMBER 2	100					29.00	AC		1.00	1.00	1.00	445.00	445.00	12,905							
3	9910	M	MKT.VAL.AG	100					29.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	203,000							

REVIEW DATE 06/27/2025 BY justin Total Acres: 30.00 Total Land Value: 19,905 Market: 203,000 Agricultural: 12,905 Common: 7,000 PRINTED 06/08/2026 BY SYS