W1/2 OF NW1/4 OF NE1/4 OF NE 1/4
614-768, QC 1116-216, WD 1131-53

WARD KEVIN JAMES/WARD THERESEA
253 SE RACE CAR CT
HIGH SPRINGS, FL 32643

2027

10-7S-17-09969-006

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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

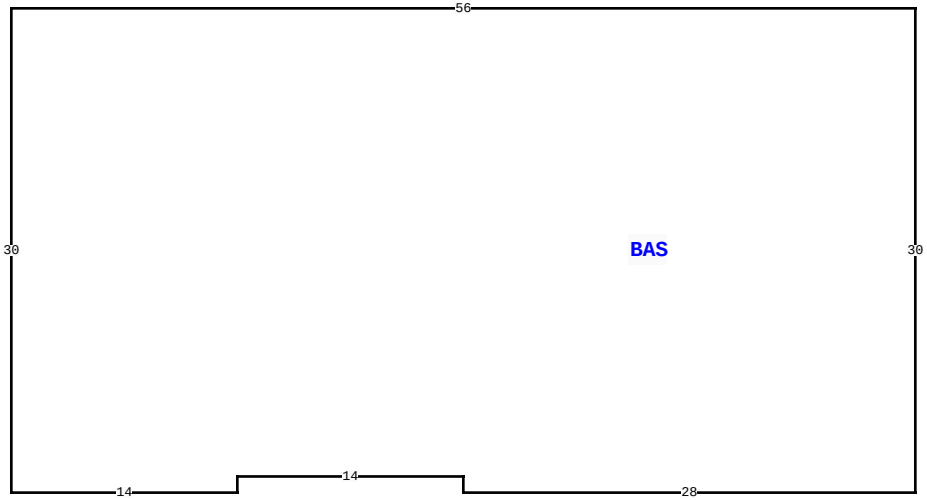
NEIGHBORHOOD/LOC 10717.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,666	100		1,666	97,063
TOTALS	1,666			1,666	97,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,666	113.9000	105.93	176,479	2008	2007	0	0	0	45.00	55.00

1 MANUF 1 50% - 2008 Heated Area: 1666 HX Base Yr 2008



253 SE RACECAR CT, HIGH SPRINGS

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

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	0190	FPLC PF	0	50	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
2	0296	SHED METAL	0	50	10	24	240.00	UT	12.00	12.00	100	2007	2007	3	100	2,880	
3	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
4	0031	BARN,MT AE	0	50	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
5	0080	DECKING	0	50	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	97,063
TOTAL MARKET OB/XF VALUE	5,280
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	167,343
SOH/AGL Deduction	34,465
ASSESSED VALUE	132,878
TOTAL EXEMPTION VALUE	HA HAB SX 49,207
BASE TAXABLE VALUE	83,671
TOTAL JUST VALUE	167,343
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	168,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26152	M H	320	08/21/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1336/0684	3/07/2017	QC	U	I	11	100
GRANTOR: PATRICIA K MCCLAIN TR						
GRANTEE: KEVIN JAMES WARD &						
1116/0216	4/10/2007	QC	Q	V	01	0
GRANTOR: ELEANOR THOMPSON						
GRANTEE: KEVIN JAMES & THERE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S30 E14 N1 E14 S1 E28 N30$.

LAND DESCRIPTION

TOTAL OB/XF 5,280

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	50		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 11/29/2017 BY BC Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS