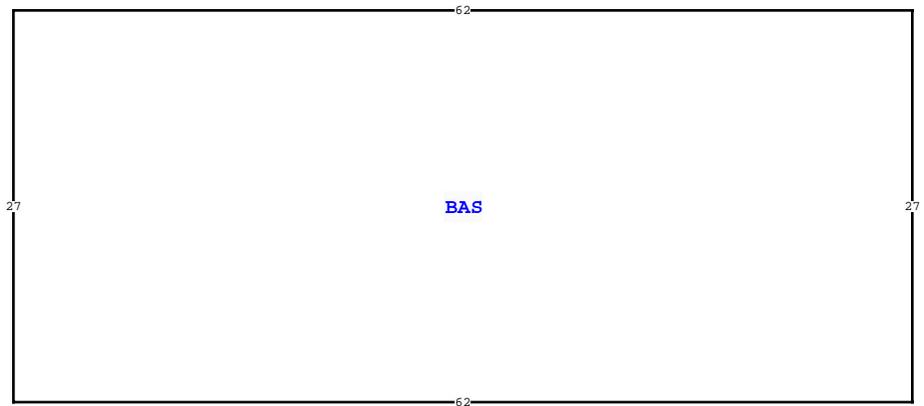


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectural	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	MANUF	1	0%	- 2026	Heated Area: 1674		HX Base Yr						



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	10717.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100		1,674	87,503
TOTALS	1,674			1,674	87,503

765 SE MAID MARION LN, HIGH SPRINGS

BLD DATE	LGL DATE	05/15/2024	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF 8,700

LAND DESCRIPTION																								
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	0		00	0.00	0.00	2.58	AC		1.00	1.00	1.00	10,000.00	10,000.00	25,800							
2	0000	C	VAC RES	0		00	0.00	0.00	2.58	AC		1.00	1.00	1.00	10,000.00	10,000.00	25,800							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			87,503
TOTAL MARKET OB/XF VALUE			8,700
TOTAL LAND VALUE - MARKET			51,600
TOTAL MARKET VALUE			147,803
SOH/AGL Deduction			0
ASSESSED VALUE			147,803
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			147,803
TOTAL JUST VALUE			147,803
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			106,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054186	Roof Replacement	6,700	10/03/2025
24577	M H	366	05/31/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1550/1000	9/24/2025	WD	Q	I	01	190,000
GRANTOR: THUONG KWOK CHI						
GRANTEE: METZNER KEVIN JOSEPH						
1481/2561	11/30/2022	WD	U	I	12	114,000
GRANTOR: U S BANK TRUST NATION						
GRANTEE: THUONG KWOK CHI						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W62 S27 E62 N27\$.