LOT 6 OAK RIDGE FOREST S/D.

757-2356, QC 1143-1309, QC 1314-

METZNER KEVIN JOSEPH
765 SE MAID MARION LN
HIGH SPRINGS, FL 32643

**2027**

**10-7S-17-09969-016**

## BUILDING CHARACTERISTICS

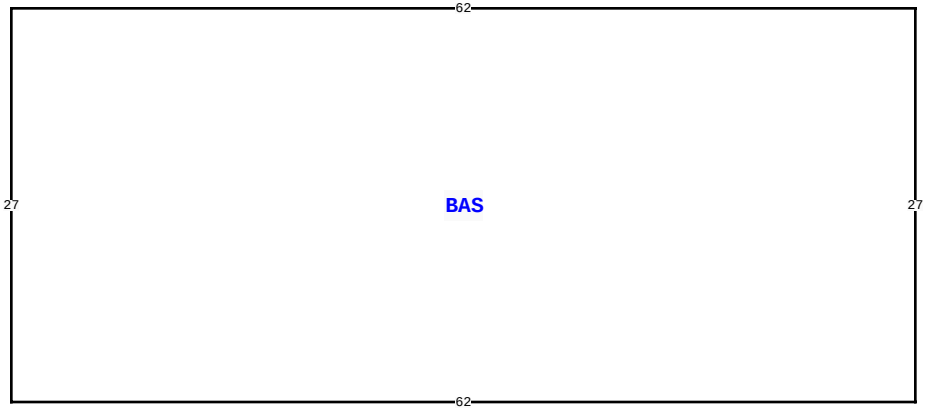
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| 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 | 85,367 |
| TOTALS | 1,674 | | | 1,674 | 85,367 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0200 | 02 | 1,674 | 115.9000 | 92.72 | 155,213 | 2000 | 2000 | 0 | 0 | 0 | 45.00 | 55.00 |

2 MANUF 1 100% - 2026 Heated Area: 1674 HX Base Yr 2026




765 SE MAID MARION LN, 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 | | 85,367 |
| TOTAL MARKET OB/XF VALUE | | 8,700 |
| TOTAL LAND VALUE - MARKET | | 67,080 |
| TOTAL MARKET VALUE | | 161,147 |
| SOH/AGL Deduction | | 2,938 |
| ASSESSED VALUE | | 158,209 |
| TOTAL EXEMPTION VALUE | HX HB DX | 56,411 |
| BASE TAXABLE VALUE | | 101,798 |
| TOTAL JUST VALUE | | 161,147 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 162,215 |

| 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 JOSEP | | | | | | |
| 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$.

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

## LAND DESCRIPTION

TOTAL OB/XF 8,700

| 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 | | 00 | 0.00 | 0.00 | 2.58 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 33,540 | | | | | | | |
| 2 | 0000 | C | VAC RES | 100 | | 00 | 0.00 | 0.00 | 2.58 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 33,540 | | | | | | | |

REVIEW DATE 01/13/2026 BY TP Total Acres: 5.16 Total Land Value: 67,080 Market: 0 Agricultural: 0 Common: 67,080 PRINTED 11/17/2026 BY SYS