

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				
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	86,435
TOTALS	1,674			1,674	86,435

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																		
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>27</p> <p style="font-size: 2em; color: blue;">BAS</p> <p>62</p> <p>62</p> <p>27</p> </div>																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/06/2026	MLU	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																				
			05/06/2026	MLU																					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			86,435
TOTAL MARKET OB/XF VALUE			8,700
TOTAL LAND VALUE - MARKET			67,080
TOTAL MARKET VALUE			162,215
SOH/AGL Deduction			0
ASSESSED VALUE			162,215
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			162,215
TOTAL JUST VALUE			162,215
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						

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			
765 SE MAID MARION LN, HIGH SPRINGS																	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W62 S27 E62 N27\$.													

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	0		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	0		00	0.00	0.00	2.58	AC		1.00	1.00	1.00	13,000.00	13,000.00	33,540										