

LOT 7 OAK RIDGE FOREST S/D.  
562-407, 982-1227, WD 1287-953,

KEENE VICTORIA S  
17401 NW US HWY 441  
HIGH SPRINGS, FL 32643

**2026**

10-7S-17-09969-017  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Units	01	CONV	100
		0	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
BAS	936	100	
TOTALS	936		82,179

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	936	113.9000	107.07	100,218	2016	2016	0	0	18.00	82.00
2 MANUF		1	0%	0	Heated Area: 936		HX Base Yr				
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>72</p> <p>13</p> <p style="color: blue;">BAS</p> <p>72</p> <p>13</p> </div>											
TOTALS		936		936							82,179

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			82,179
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			17,100
TOTAL MARKET VALUE			106,279
SOH/AGL Deduction			6,486
ASSESSED VALUE			99,793
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			99,793
TOTAL JUST VALUE			106,279
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			104,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36386	M H	375	02/27/2018
10408	M H	125	11/03/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1287/0953	1/05/2015	WD	U	I	11	100
GRANTOR: VICTORIA S KEENE & CHR						
GRANTEE: VICTORIA S KEENE						
0982/1227	5/02/2003	WD	Q	I		25,000
GRANTOR: VITO MICHIELLI						
GRANTEE: VICTORIA S KEENE &						

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	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= W72 S13 E72 N13\$.														

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	0.95	AC		1.00	1.00	1.00	18,000.00	18,000.00	17,100							