LOT 3 BICENTENNIAL ACRES UNIT 1.
ORB 365-232, UNREC INSTR, 742-67

BECKLER CHARLES M/BECKLER MARY K
989 SE ADAMS ST
HIGH SPRINGS, FL 32643

**2026**

**10-7S-17-09971-003**

## BUILDING CHARACTERISTICS

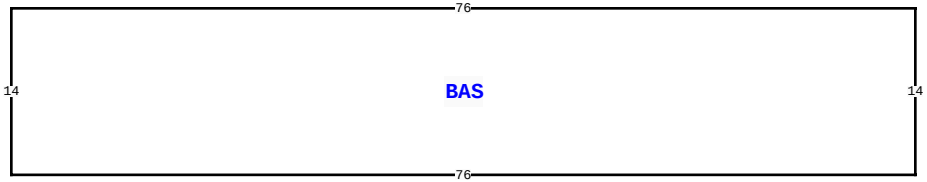
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | ALM SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 01 | NONE 100 |
| 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 | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 10717.020 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,064 | 100 | | 1,064 | 21,284 |
| TOTALS | 1,064 | | | 1,064 | 21,284 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,064 | 83.3490 | 50.01 | 53,211 | 1987 | 1987 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 0 Heated Area: 1064 HX Base Yr




989 SE ADAMS ST, 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 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 21,284 |
| TOTAL MARKET OB/XF VALUE | 7,000 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 93,284 |
| SOH/AGL Deduction | 50,633 |
| ASSESSED VALUE | 42,651 |
| TOTAL EXEMPTION VALUE | HX HB 13 42,651 |
| BASE TAXABLE VALUE | 0 |
| TOTAL JUST VALUE | 93,284 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 78,284 |

XFOB:1:1: FLEETWOOD/WEST MH (QC FROM TAYLOR TO BEC

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1048/1706 | 8/30/2004 | WD | Q | I | 04 | 12,500 |
| GRANTOR: DLC CATTLE | | | | | | |
| GRANTEE: CHARLES M & MARY K | | | | | | |
| 0742/0675 | 8/25/1990 | QC | Q | I | 02 | 0 |
| GRANTOR: TAYLOR | | | | | | |
| GRANTEE: BECKLER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W76 S14 E76 N14$.

## LAND DESCRIPTION

TOTAL OB/XF 7,000

| 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 | 0102 | C | SFR/MH | 100 | | | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 65,000 | | | | | | | |

REVIEW DATE 11/30/2017 BY BC Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 06/10/2026 BY SYS