LOT 4 BICENTENNIAL ACRES UNT 1
(SMALL PORTION IN SEC 11).

GARCIA IRMA PEREZ
1115 SE ADAMS ST
HIGH SPRINGS, FL 32643

2027

10-7S-17-09971-004

BUILDING CHARACTERISTICS

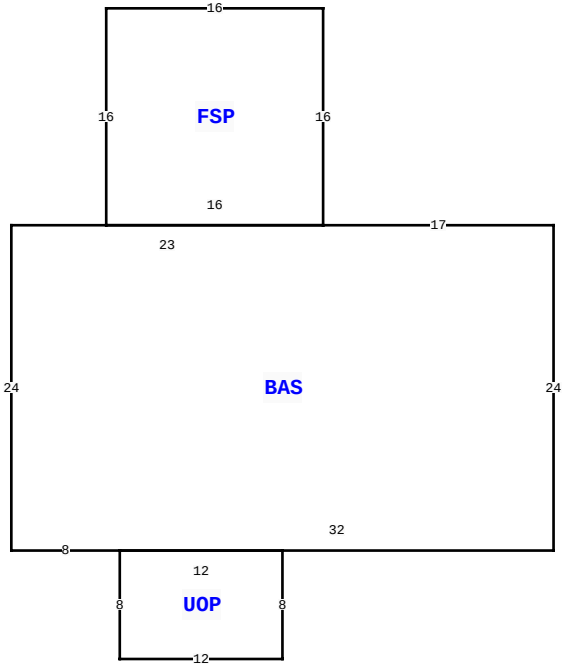
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
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	960	100		960	94,421
FSP	256	40		102	10,032
UOP	96	25		24	2,361
TOTALS	1,312			1,086	106,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,086	129.6900	124.50	135,207	1990	2015	0	0	0	21.00	79.00

1 MANUF 2 0% - 2022 Heated Area: 960 HX Base Yr



1115 SE ADAMS ST, HIGH SPRINGS

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	9945	Well/Sept	0	0	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	106,814
TOTAL MARKET OB/XF VALUE	7,300
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	179,114
SOH/AGL Deduction	0
ASSESSED VALUE	179,114
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	179,114
TOTAL JUST VALUE	179,114
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1449/2397	10/07/2021	WD	Q	I	01	169,200
GRANTOR: SONTAG SANDRA H						
GRANTEE: GARCIA IRMA PEREZ						
1439/2720	6/11/2021	WD	Q	I	01	165,000
GRANTOR: HUGHES MARTY						
GRANTEE: SONTAG SANDRA H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FSP= N16 W16 S16 E16$ W23 S24 E8 UOP= S8 E12 N8 W12$ E32 N24$.

LAND DESCRIPTION

TOTAL OB/XF 7,300

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	0			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 11/17/2026 BY SYS