

LOT 10 BICENTENNIAL ACRES UNIT 1
459-191, 815-1279, CT 993-1725,

MINK CAROL J
21458 S US HWY 441
HIGH SPRINGS, FL 32643

2026

10-7S-17-09971-005
VALUATION SUMMARY PAGE 1 of 1

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 Floor	14	CARPET	100
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	06	06	
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
BAS	1,152	100	
TOTALS	1,152		78,079

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0201	02	1,152	131.1000	123.23	141,961	1996	1996		0	0	45.00	55.00													
1 MANUF 1 0% - 0 Heated Area: 1152 HX Base Yr																									
<table border="1"> <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></td> <td>05/15/2024</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/15/2024	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			78,079
TOTAL MARKET OB/XF VALUE			25,800
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			153,879
SOH/AGL Deduction			7,175
ASSESSED VALUE			146,704
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			146,704
TOTAL JUST VALUE			153,879
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			153,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10508	M H	125	12/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1449/1403	10/08/2021	QC	U	I	11	100
GRANTOR: MINK LAURENCE W						
GRANTEE: MINK LAURENCE W						
1151/0460	5/19/2008	WD	Q	I		130,000
GRANTOR: JOSEPH F MERRITT						
GRANTEE: LAURENCE W MINK						

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	0030	BARN,MT	0	0	30	40	1,200.00	UT	14.00	14.00	100	2004	2004	3	100	16,800	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

TOTAL OB/XF														25,800			
157 SE DOWNING DR, HIGH SPRINGS																	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W48 S24 E48 N24\$.													

LAND DESCRIPTION														TOTAL OB/XF														25,800			
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	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000														