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

MCMAHAN WESLEY DEAN/MCMAHAN DOROTHY
157 SE DOWNING DR
HIGH SPRINGS, FL 32643

2027

10-7S-17-09971-005

BUILDING CHARACTERISTICS

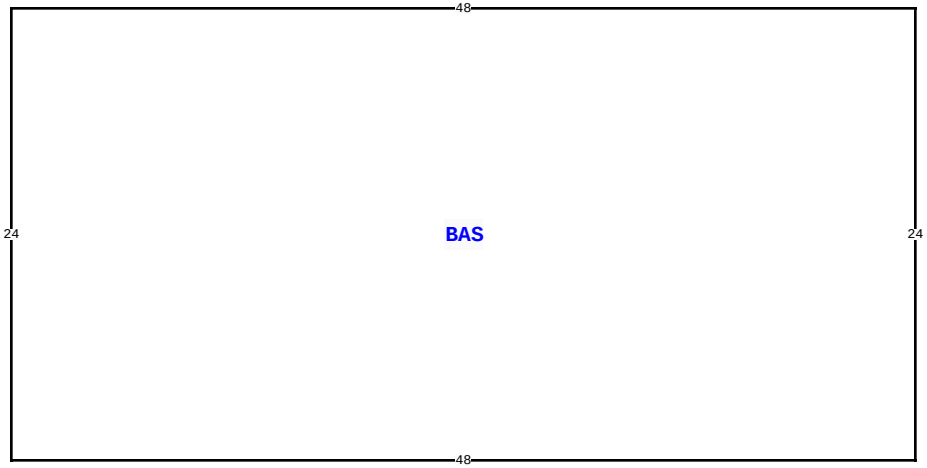
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	80,302
TOTALS	1,152			1,152	80,302

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	136.2750	126.74	146,004	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 100% - 2027 Heated Area: 1152 HX Base Yr 2027



157 SE DOWNING DR, 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	0030	BARN,MT	0	100	30	40	1,200.00	UT	14.00	14.00	100	2004	2004	3	100	16,800	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2027	2026		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		80,302
TOTAL MARKET OB/XF VALUE		26,800
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		172,102
SOH/AGL Deduction		89,441
ASSESSED VALUE		82,661
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		31,250
TOTAL JUST VALUE		172,102
NCON VALUE		1,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,879

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
1567/1370	4/30/2026	WD	Q	I	01	245,000
GRANTOR: MINK CAROL J						
GRANTEE: MCMAHAN WESLEY DEAN						
1449/1403	10/08/2021	QC	U	I	11	100
GRANTOR: MINK LAURENCE W						
GRANTEE: MINK LAURENCE W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E48 N24$.

LAND DESCRIPTION

TOTAL OB/XF 26,800

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	100		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 06/24/2026 BY TP Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS