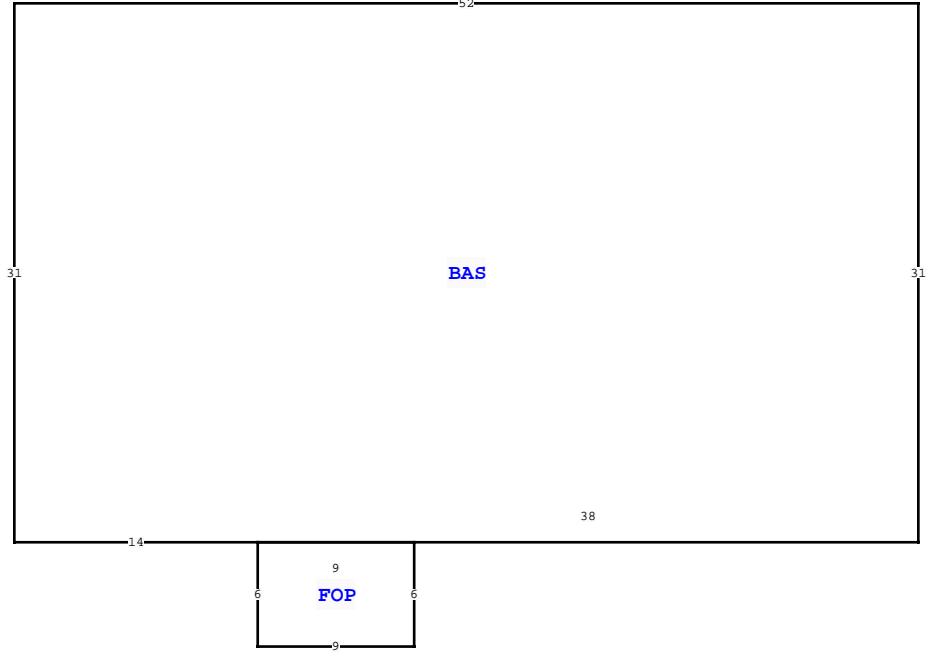


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 80	
Interior Floor	14	CARPET 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Architectural	05	CONV 100	
Units		0 100	
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10717.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,612	100	
FOP	54	30	
TOTALS	1,666		
TOTALS		1,628	189,711

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,628	120.9780	135.50	220,594	2011	2011	0	0	14.00	86.00
4 SINGLE FAM 100% - 2012 Heated Area: 1612 HX Base Yr 2012											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			317,604
TOTAL MARKET OB/XF VALUE			23,700
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			406,304
SOH/AGL Deduction			129,510
ASSESSED VALUE			276,794
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			225,383
TOTAL JUST VALUE			406,304
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			398,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052738	Roof Replacement	10,000	03/28/2025
000052477	Roof Replacement	14,690	03/03/2025
000041676	Mobile Home		11/23/2021
32929	M H	532	05/01/2015
29674	SFR	125	09/08/2011
29474	SFR	476	06/14/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1300/1617	9/03/2015	WD U		I	11	100
GRANTOR: KENNETH DAVIES SR & N						
GRANTEE: KENNETH DAVIES SR &						
1209/2663	2/11/2011	WD U		I	18	41,700
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: KENNETH DAVIES SR &						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	0	24	24	1.00	UT	4,000.00	4,000.00	30
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100
7	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100
8	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
9	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF												23,700			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	0100	C	SFR	100			0.00	0.00	3.97	AC					
2	0200	C	MBL HM	0			0.00	0.00	1.03	AC					

BUILDING NOTES											
BAS= W52 S31 E14 FOP= S6 E9 N6 W9S E38 N31S.											

BUILDING DIMENSIONS											
BAS= W52 S31 E14 FOP= S6 E9 N6 W9S E38 N31S.											

LAND DESCRIPTION												TOTAL OB/XF												23,700			
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	0100	C	SFR	100			0.00	0.00	3.97	AC		1.00	1.00	1.00	13,000.00	13,000.00	51,610										
2	0200	C	MBL HM	0			0.00	0.00	1.03	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,390										

LOT 12 BICENTENNIAL ACRES UT 1.
624-124, DC 1114-1313, WD 1136-

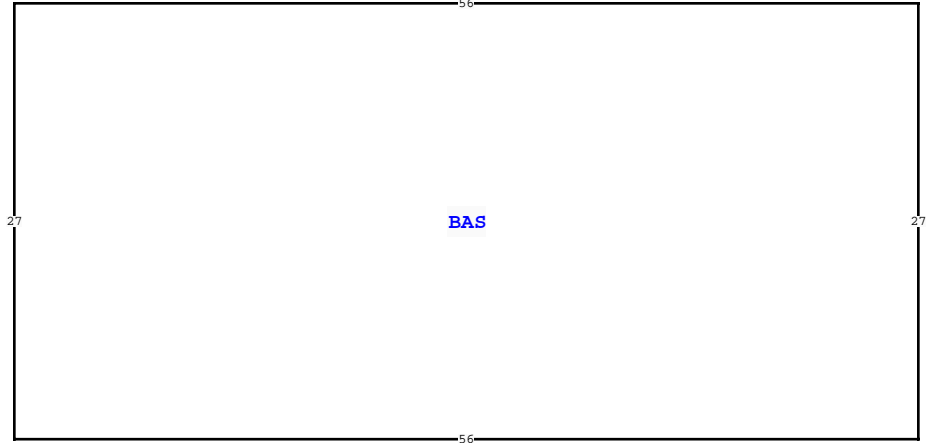
DAVIES KENNETH SR/DAVIES NANCY
1040 SE ADAMS ST
HIGH SPRINGS, FL 32643

2026

10-7S-17-09971-007
10-7S-17-09971-007

ELEMENT		CD	CONSTRUCTION		
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	0100	SINGLE FAMILY			
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	1,512	100		1,512	127,893
TOTALS	1,512			1,512	127,893

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,512	113.9000	107.07	161,890	2015	2015	0	0	21.00	79.00
5 MANUF		1	0%	- 0	Heated Area: 1512		HX Base Yr 2012				



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		317,604	
TOTAL MARKET OB/XF VALUE		23,700	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		406,304	
SOH/AGL Deduction		129,510	
ASSESSED VALUE		276,794	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		225,383	
TOTAL JUST VALUE		406,304	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		398,367	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14389	M H	125	08/11/1998
13696	M H	125	02/26/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1300/1617	9/03/2015	WD	U	I	11	100
GRANTOR: KENNETH DAVIES SR & N						
GRANTEE: KENNETH DAVIES SR &						
1209/2663	2/11/2011	WD	U	I	18	41,700
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: KENNETH DAVIES SR &						

1040 SE ADAMS ST, HIGH SPRINGS

BLD DATE	08/19/1998	MO	LGL DATE	
XF DATE			LAND DATE	05/06/2026
INC DATE			AG DATE	MLU

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

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W56 S27 E56 N27\$.									

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