E1/2 LOT 1 UNIT 1 BICENTENNIAL A
608-551, 617-529, 780-1774, 876-

ALBAY AYTAC MUZAFFER
921 SE ADAMS ST
HIGH SPRINGS, FL 32643

2027

10-7S-17-09971-009

BUILDING CHARACTERISTICS

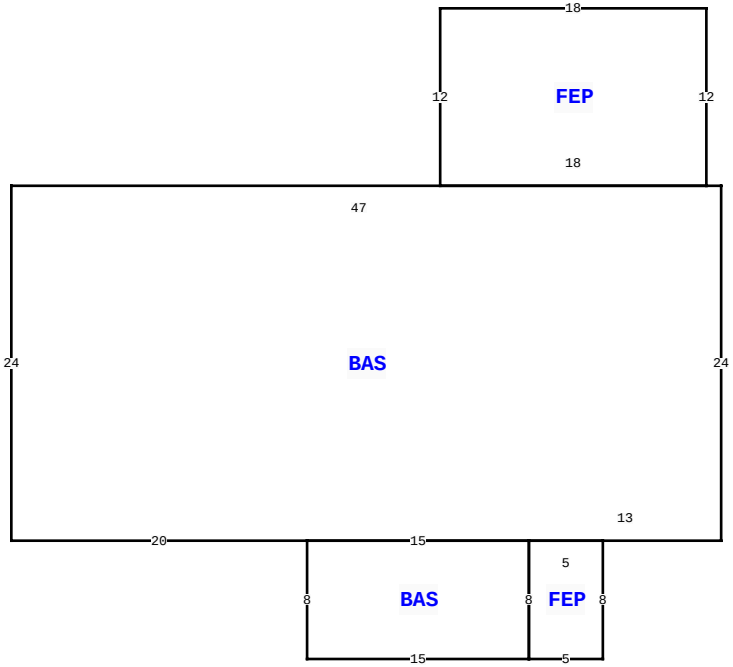
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
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	120	100		120	6,119
BAS	1,152	100		1,152	58,747
FEP	40	85		34	1,734
FEP	216	85		184	9,383
TOTALS	1,528			1,490	75,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,490	115.9000	92.72	138,153	1987	1987	0	0	0	45.00	55.00

1 MANUF 1 100% - 2026 Heated Area: 1272 HX Base Yr 2026



921 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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		75,984
TOTAL MARKET OB/XF VALUE		10,000
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		125,984
SOH/AGL Deduction		0
ASSESSED VALUE		125,984
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		74,573
TOTAL JUST VALUE		125,984
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/1495	12/30/2025	WD	Q	I	01	157,500
GRANTOR: SMART CLARENCE						
GRANTEE: ALBAY AYTAC MUZAFFE						
1362/2341	6/20/2018	WD	U	V	30	100
GRANTOR: JACKIE SMART						
GRANTEE: CLARENCE & JACQUELI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W47 S24 E20 E15 E13 N24 W1 $
FEP=[ORIG=0,0] N12 W18 S12 E18 $
BAS=[ORIG=-27,24] S8 E15 N8 W15 $
FEP=[ORIG=-12,24] S8 E5 N8 W5 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	2.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	40,000							

REVIEW DATE 01/16/2026 BY TP Total Acres: 2.50 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS