THE E 148 FT OF THE N 294 FT
OF LOT 11 BICENTENNIAL ACRES
UNIT 1. ORB 756-1924, 786-831,

TAYLOR RAND D
P O BOX 451
HIGH SPRINGS, FL 32655-0451

2027

10-7S-17-09971-011

BUILDING CHARACTERISTICS

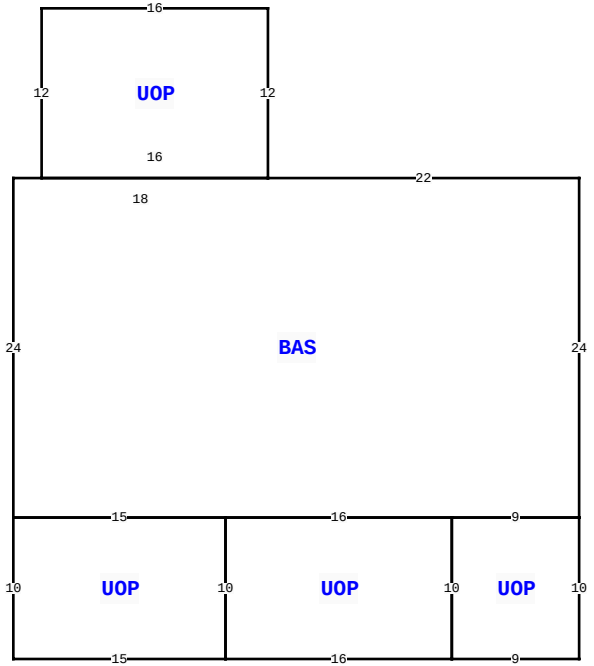
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	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	960	100		960	24,630
UOP	90	25		22	564
UOP	150	25		38	975
UOP	160	25		40	1,026
UOP	192	25		48	1,232
TOTALS	1,552			1,108	28,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,108	106.9000	64.14	71,067	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2007 Heated Area: 960 HX Base Yr 2007



974 SE ADAMS ST, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0021	BARN,FR AE	0	100	16	20	1.00	UT	0.00	0.00	100	1996	1996	3	100	1,800	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0210	GARAGE U	0	100	16	20	320.00	UT	16.00	16.00	100	2013	2013	3	100	5,120	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	28,427
TOTAL MARKET OB/XF VALUE	14,220
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	60,647
SOH/AGL Deduction	23,606
ASSESSED VALUE	37,041
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	12,041
TOTAL JUST VALUE	60,647
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,647

SALE:4:1: 1 AC AND 1985 CHAD DW MH

SALE:3:1: INCLUDED MH

XFOB:1:1: ID#GAFL2AF04059361 & GAFL2BF04059361-786

SALE:1:1: GIFT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1096/0123	8/30/2006	QC	Q	I	01	100
GRANTOR: AUDREY TAYLOR						
GRANTEE: RAND D TAYLOR						
0907/1946	8/07/2000	QC	Q	I	01	2,900
GRANTOR: RAND D TAYLOR						
GRANTEE: AUDREY TAYLOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 UOP= N12 W16 S12 E16$ W18 S24 UOP= S10 E15 N10 W15$E15 UOP= S10 E16N10 W16$ E16 UOP= S10 E9 N10 W9$ E9 N24$.

LAND DESCRIPTION

TOTAL OB/XF 14,220

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	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 11/30/2017 BY BC Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS