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

**2026**

**10-7S-17-09971-011**

## BUILDING CHARACTERISTICS

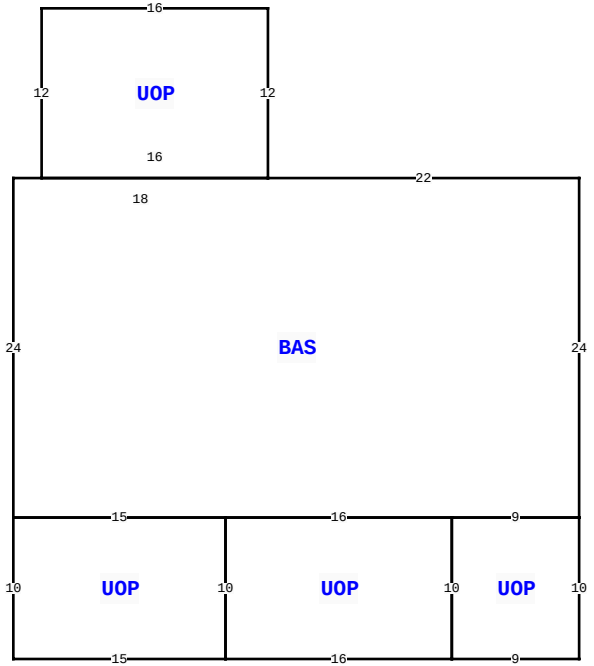
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | | 24,685 |
| ASSESSED VALUE | | 35,962 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 10,962 |
| TOTAL JUST VALUE | | 60,647 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 56,647 |

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 06/10/2026 BY SYS