

LOT 2 SHERWOOD FOREST S/D UNIT 1
679-172, 688-508, 694-572, CT 11

BLAIR JASON EDWARD/CHANCEY CAITLYN
180 SE MAID MARION LN
HIGH SPRINGS, FL 32643

2026

10-7S-17-09973-002
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
00	N/A 0				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 100				
00	N/A 0				
03	CENTRAL 100				
04	AIR DUCTED 100				
4	100				
2	100				
01	NONE 100				
1.	1.100				
0	100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
			02		
		10717.030	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	154,650
TOTALS	1,512			1,512	154,650

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2021	02	1,512	117.0000	109.98	166,290	2021	2021	0	0	7.00	93.00
2 MANUF 1		100% - 2026		Heated Area: 1512				HX Base Yr 2026			

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		154,650	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		22,000	
TOTAL MARKET VALUE		183,650	
SOH/AGL Deduction		0	
ASSESSED VALUE		183,650	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		132,239	
TOTAL JUST VALUE		183,650	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		146,033	
XFOB:1:1: TAMA MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041913	Mobile Home		05/14/2021
	M H	125	03/20/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1549/1006	8/08/2025	WD Q	Q	I	01	257,000
GRANTOR: HOWE WYATT						
GRANTEE: BLAIR JASON EDWARD						
1350/1829	12/14/2017	WD Q	Q	I	01	48,000
GRANTOR: STUART AMIRA						
GRANTEE: WYATT HOWE						

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
1	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100		3	100	7,000	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		05/08/2026 MLU	

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[ORIG=24,13] E56 S27 W56 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
1	0200	C	MBL HM	100		A-1	229.00	190.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							