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

2027

10-7S-17-09973-002

BUILDING CHARACTERISTICS

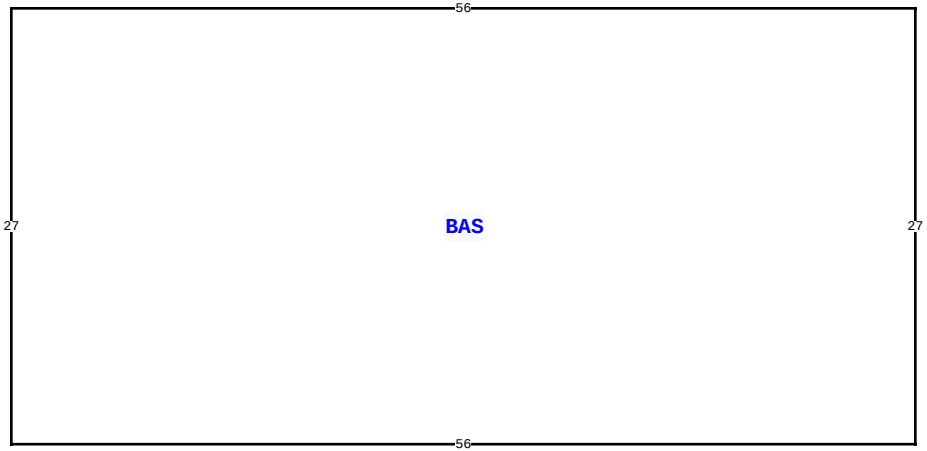
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	10717.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	153,005
TOTALS	1,512			1,512	153,005

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	117.0000	108.81	164,521	2021	2021	0	0	0	7.00	93.00

2 MANUF 1 100% - 2026 Heated Area: 1512 HX Base Yr 2026



180 SE MAID MARION LN, 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		153,005
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		182,005
SOH/AGL Deduction		0
ASSESSED VALUE		182,005
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		130,594
TOTAL JUST VALUE		182,005
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,650

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 / U	V / I	RSN CD	SALE PRICE
1549/1006	8/08/2025	WD	Q	I	01	257,000
GRANTOR: HOWE WYATT						
GRANTEE: BLAIR JASON EDWARD						
1350/1829	12/14/2017	WD	Q	I	01	48,000
GRANTOR: STUART AMIRA						
GRANTEE: WYATT HOWE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=24,13] E56 S27 W56 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	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							

REVIEW DATE 06/15/2021 BY JB Total Acres: 1.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS