

LOT 4 SHERWOOD FOREST S/D UNIT 1  
679-172, 688-507, 721-218, WD 13

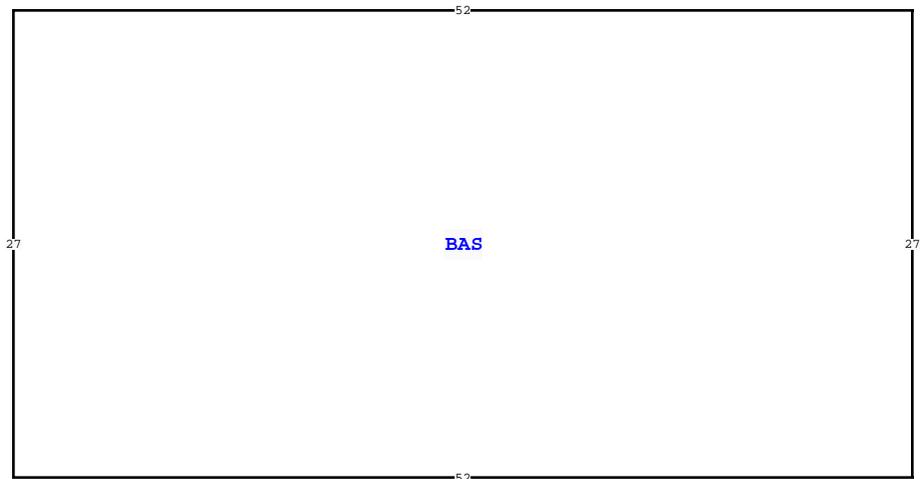
HORNE NANCY SUSAN/HORNE WILLIAM JOSEPH  
268 SE MAID MARION LN  
HIGH SPRINGS, FL 32643

2026

10-7S-17-09973-004

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Exterior Wall	00 N/A 0
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
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/

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	3	100% - 2022									
				Heated Area: 1404				HX Base Yr 2018				



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	153,997
TOTALS	1,404			1,404	153,997

268 SE MAID MARION LN, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/28/2022 MLU
INC DATE		AG DATE	

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	0296	SHED METAL	0	100	0	0		1.00	UT 3,200.00	3,200.00	100	2022	2021	100	3,200		
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			153,997	
TOTAL MARKET OB/XF VALUE			10,200	
TOTAL LAND VALUE - MARKET			15,000	
TOTAL MARKET VALUE			179,197	
SOH/AGL Deduction			48,414	
ASSESSED VALUE			130,783	
TOTAL EXEMPTION VALUE	HX HB DX 13		130,783	
BASE TAXABLE VALUE			0	
TOTAL JUST VALUE			179,197	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			182,509	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41019	M H		12/15/2020
34890	M H	657	01/31/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1507/104	1/24/2024	QC	U	I	11	100
GRANTOR: HORNE NANCY SUSAN						
GRANTEE: HORNE NANCY SUSAN						
1324/2328	11/01/2016	WD	U	V	11	100
GRANTOR: ALVINOA ELAINE WIGGIN						
GRANTEE: NANCY SUSAN HORNE						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=21,12] E52 S27 W52 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	15,000.00	15,000.00	15,000								