

LOT 12 SHERWOOD FOREST S/D UNIT  
681-106, 681-107, WD 1054-1265,

REGISTER CHARLOTTE LORRAINE  
333 SE MAID MARIAN LN  
HIGH SPRINGS, FL 32643

**2026**

10-7S-17-09973-012  
10-7S-17-09973-012

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	04	04	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
BAS	1,352	100	
TOTALS	1,352		36,369

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2016		Heated Area: 1352					HX Base Yr	2016

BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			36,369
TOTAL MARKET OB/XF VALUE			14,000
TOTAL LAND VALUE - MARKET			24,200
TOTAL MARKET VALUE			74,569
SOH/AGL Deduction			33,156
ASSESSED VALUE			41,413
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			16,413
TOTAL JUST VALUE			74,569
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			66,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1482/414	12/29/2022	QC	U	I	11	100
GRANTOR: RIPPY JAMES						
GRANTEE: REGISTER CHARLOTTE						
1229/0393	2/02/2012	WD	U	I	40	56,600
GRANTOR: CHARLES & SHAR PRESLA						
GRANTEE: JAMES L & CHARLOTTEE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0021	BARN, FR AE	0	100	0	0	1.00	UT	0.00	100	0
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2004
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	100	2013
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2013

TOTAL OB/XF												14,000			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	0200	C	MBL HM	100		A-1	222.00	196.00	1.00	LT	1.00				

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W52 S26 E52 N26\$.											

LAND DESCRIPTION												TOTAL OB/XF												14,000			
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	222.00	196.00	1.00	LT	1.00	1.00	1.10	22,000.00	24,200.00	24,200											