

LOT 16 SHERWOOD FOREST S/D
 UNIT 1. ORB 485-237, 679-172,
 688-507, 727-641, 784-1929,

KEENE VICTORIA S
 17401 NW US HWY 441
 HIGH SPRINGS, FL 32643

2026

10-7S-17-09973-016



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	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	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	03	03	
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	742	100	
UOP	160	25	
TOTALS	902		782 15,693

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0800	02	782	83.6100	50.17	39,233	1984	1984	0	0	60.00	40.00														
2 MOBILE HME		0% - 0	Heated Area: 742				HX Base Yr																		
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/08/2026</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/08/2026	MLU
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	15,693		
TOTAL MARKET OB/XF VALUE	7,400		
TOTAL LAND VALUE - MARKET	22,000		
TOTAL MARKET VALUE	45,093		
SOH/AGL Deduction	8,826		
ASSESSED VALUE	36,267		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	36,267		
TOTAL JUST VALUE	45,093		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	38,093		
SALE:4:1: SALE INCLUDED 8 PARCELS			
SALE:3:1: T/W KIM,SALE INC WELL AND SEPTIC			
SALE:2:1: \$.70 STAMPS			
XFOB:1:1: STAR MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046647	Electrical Servic	0	03/06/2023
8838	M H	125	09/15/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0985/1932	6/10/2003	WD	Q	I	03	10,000
GRANTOR: ROBERT SUMMERS						
GRANTEE: VICTORIA S KEENE						
0944/0946	1/11/2002	WD	Q	I		42,000
GRANTOR: LONG						
GRANTEE: ROBERT E SUMMERS						

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES													
<p>234 SE LITTLE JOHN PL, HIGH SPRINGS</p>													

BUILDING DIMENSIONS													
<p>BAS= W53 S14 E30 UOP= S10 E16 N10 W16\$ E23 N14\$.</p>													

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	0		A-1	222.00	196.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							