

LOT 17 SHERWOOD FOREST S/D  
 UNIT 1. ORB 679-172, 688-508,  
 710-030, 762-756, 927-1163,

LASSEN ROBERT D/LASSEN ROBERT D  
 182 SE LITTLE JOHN PL  
 HIGH SPRINGS, FL 32643

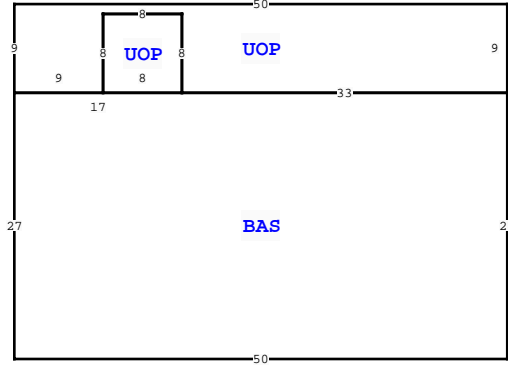
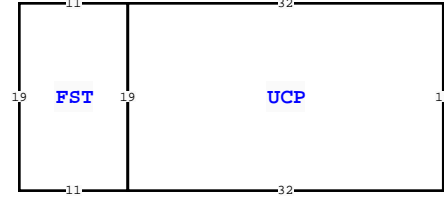
2026

10-7S-17-09973-017



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN 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	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,699	117.9000	110.83	188,300	1995	1995	0	0	45.00	55.00		
1 MANUF 1 100% - 2002 Heated Area: 1350 HX Base Yr 2002													



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	1,350	100		1,350	82,292
FST	209	55		115	7,010
UCP	608	20		122	7,437
UOP	64	25		16	975
UOP	386	25		96	5,852
TOTALS	2,617			1,699	103,565

182 SE LITTLE JOHN PL, HIGH SPRINGS

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

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	0166	CONC, PAVMT	0	100	4	30			1.50	100	1995	1995	3	100	180	
2	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			103,565
TOTAL MARKET OB/XF VALUE			7,180
TOTAL LAND VALUE - MARKET			22,000
TOTAL MARKET VALUE			132,745
SOH/AGL Deduction			81,813
ASSESSED VALUE			50,932
TOTAL EXEMPTION VALUE	HX HB	25,932	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			132,745
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			125,745
SALE:3:1: SALE INCLUDED 8 PARCELS			
SALE:2:1: T/W KIM, INC WEL & SEPTIC			
XF0B:1:1: COTTONWOOD MH			
SALE:1:1: LOT 17 SHERWOOD FOREST UNIT I			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
9612	M H	125	04/18/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0927/1163	5/21/2001	WD Q	Q	I		60,000
GRANTOR: JANA & MARTY BRUCE						
GRANTEE: ROBERT & LYN ANN R						
0762/0756	7/03/1992	WD Q	Q	I		21,500
GRANTOR: JAMES MEHERG						
GRANTEE: JANA BRUCE						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W33 UOP= N8 W8 S8 E8\$ W17 S27 E50 N27\$ UOP= N9 W50 S9 E9 N8 E8 S8 E33\$ PTR=N20 UCP= N19 W32 FST= W11 S19 E11 N19\$ S19 E32\$ S20\$.													

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	222.00	196.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							