LOT 22 SHERWOOD FOREST S/D UNIT
457-680, 650-605, 650-606, 686-6

PETRINI JOHN
259 SE LITTLE JOHN PL
HIGH SPRINGS, FL 32643

2027

10-7S-17-09973-022

BUILDING CHARACTERISTICS

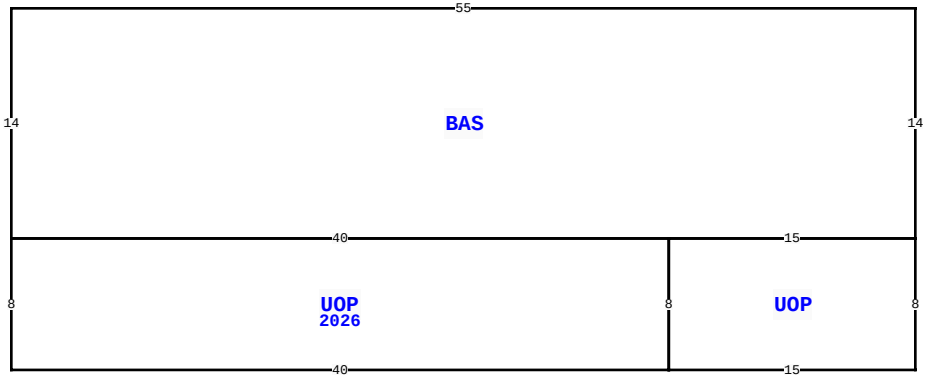
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	770	100		770	14,787
UOP	120	25		30	576
UOP	320	25	2026	80	1,536
TOTALS	1,210			880	16,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	880	80.0100	48.01	42,249	1980	1980	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2025 Heated Area: 770 HX Base Yr 2025



259 SE LITTLE JOHN PL, 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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	600	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	16,900
TOTAL MARKET OB/XF VALUE	11,800
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	50,700
SOH/AGL Deduction	6,185
ASSESSED VALUE	44,515
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	19,515
TOTAL JUST VALUE	50,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,700

SALE:2:1: 1982 SAND MH & 1980 GUER MH INCLUDED

SALE:1:1: INCL 1980 & '82 M H (SEE DEED FOR ID #'S

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056628	New Residential C	293,942	09/21/2026
000056367	Demolition	10,000	08/19/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/1906	2/15/2023	QC	U	I	11	100
GRANTOR: TALBERT DONALD M 11						
GRANTEE: PETRINI JOHN						
1255/2231	6/04/2013	QC	U	I	11	16,000
GRANTOR: RUSSELL S DEPRATTER						
GRANTEE: DONALD M TALBERT 11						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W55 S14 E40 E15 N14 $
UOP=[ORIG=-15,14] S8 E15 N8 W15 $
UOP=[YR=2026;ORIG=-55,14] E40 S8 W40 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,800

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 06/05/2025 BY JB Total Acres: 1.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS