

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

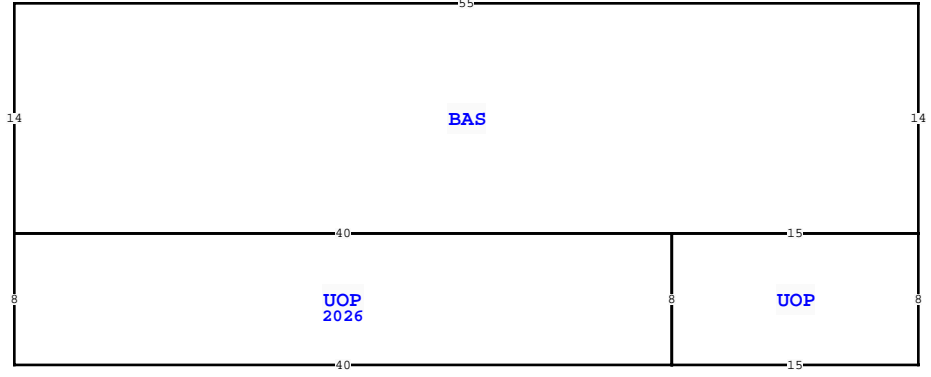
PETRINI JOHN  
259 SE LITTLE JOHN PL  
HIGH SPRINGS, FL 32643

**2026**

10-7S-17-09973-022  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	02	SHED	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		1	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	

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	60.00	40.00
2 MOBILE HME 100% - 2025 Heated Area: 770 HX Base Yr 2025											



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
<b>TOTALS</b>	<b>1,210</b>			<b>880</b>	<b>16,900</b>

259 SE LITTLE JOHN PL, HIGH SPRINGS

BLD DATE	LGL DATE
	05/08/2026 MLU
XF DATE	LAND DATE
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
1	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100
4	0070	CARPORT UF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100

TOTAL OB/XF 11,800

LAND DESCRIPTION											
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	0.00	0.00	1.00	LT	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	22,000.00	22,000.00	22,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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		7,394	
ASSESSED VALUE		43,306	
TOTAL EXEMPTION VALUE		HX HB 25,000	
BASE TAXABLE VALUE		18,306	
TOTAL JUST VALUE		50,700	
NCON VALUE		2,737	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		39,581	
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

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 \$											