

LOT 11 DOGWOOD ACRES S/D.
779-200, 793-1897, 797-431, 830-

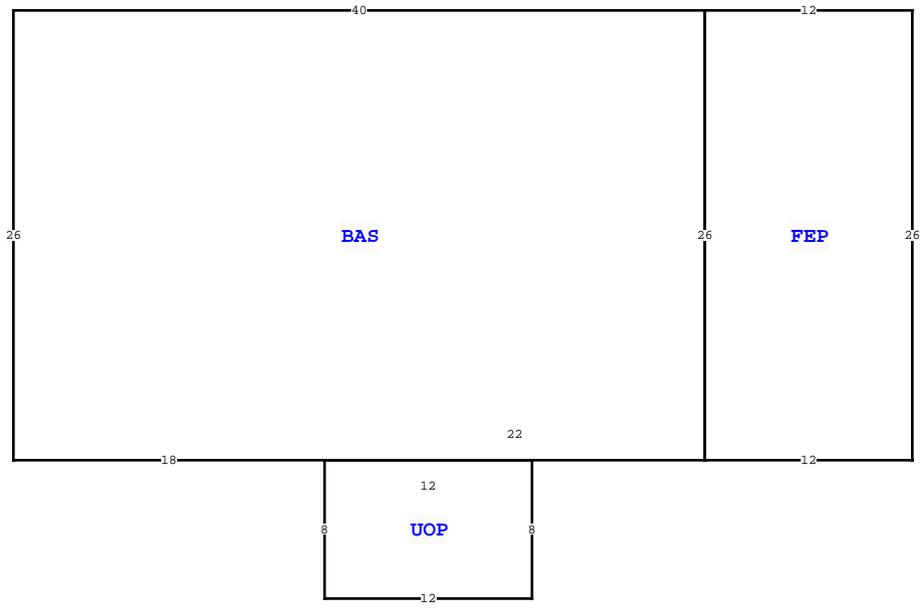
CARRERAS LUIS
190 SE ADAMS ST
HIGH SPRINGS, FL 32643

2026

10-7S-17-09974-211
10-7S-17-09974-211

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 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	03 03 100				
Kitchen Adjus	01 01 100				
Quality	05 05				
DOR CODE	0202 MOBILE HOME/M HOME				
MAP NUM					
NEIGHBORHOOD/LOC	10717.040 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100		1,040	63,641
FEP	312	85		265	16,216
UOP	96	25		24	1,469
TOTALS	1,448			1,329	81,326

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,329	115.9000	111.26	147,865	1994	1994	0	0	45.00	55.00	
1 MANUF 1 100% - 2002 Heated Area: 1040 HX Base Yr 2002												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			94,070
TOTAL MARKET OB/XF VALUE			10,900
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			154,970
SOH/AGL Deduction			81,451
ASSESSED VALUE			73,519
TOTAL EXEMPTION VALUE	HX HB SX		44,809
BASE TAXABLE VALUE			28,710
TOTAL JUST VALUE			154,970
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			142,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044643	Roof Replacement	7,932	06/09/2022
18026	M H	125	03/08/2001
12768	M H	125	07/15/1997
9191	M H	125	12/21/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1503/781	11/21/2023	LE	U	I	14	100

GRANTOR: CARRERAS LUIS (ENH LE)
GRANTEE: CARRERAS LUIS ANTON
0939/0604 10/22/2001 WD Q I 63,000
GRANTOR: S STERLING
GRANTEE: LUIS & BLANCA I CAR

BUILDING NOTES	
BAS= W40 S26 E18 UOP= S8 E12N8 W12S E22 FEP= E12 N26 W12 S26S N26S.	

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	100	8	26	1.00	UT	0.00	100	0	0	3	100	500	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	100	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	300	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	100			3	100	3,000	

LAND DESCRIPTION													TOTAL OB/XF 10,900												
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		RSF/MH	0.00	0.00	0.50	LT		1.00	1.00	1.00	50,000.00	50,000.00	25,000								
2	0200	C	MBL HM	0		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	50,000.00	50,000.00	25,000								

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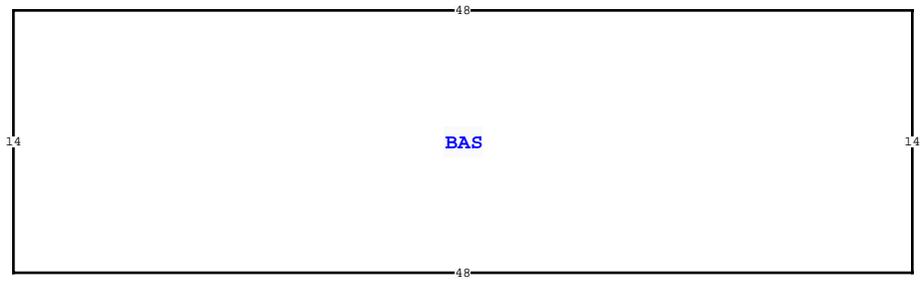
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190 SE ADAMS ST
HIGH SPRINGS, FL 32643

2026

10-7S-17-09974-211
10-7S-17-09974-211

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 Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	02	WINDOW	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0202 MOBILE HOME/M HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10717.040 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	
TOTALS	672		672 12,744

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3	MOBILE HME	0%	- 2002								
				Heated Area:	672			HX Base Yr	2002		



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	94,070		
TOTAL MARKET OB/XF VALUE	10,900		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	154,970		
SOH/AGL Deduction	81,451		
ASSESSED VALUE	73,519		
TOTAL EXEMPTION VALUE	HX HB SX	44,809	
BASE TAXABLE VALUE	28,710		
TOTAL JUST VALUE	154,970		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	142,673		
BLDG:2:1: WEST MH			
SALE:2:1: 1994 GEN DW MH INCL			
XFOB:1:1: 1994 GENERAL ID#GMHGA130939691 A & A			
SALE:1:1: IN LIEU OF FORECLOSURE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1503/781	11/21/2023	LE	U	I	14	100
GRANTOR: CARRERAS LUIS (ENH LE)						
GRANTEE: CARRERAS LUIS ANTON						
0939/0604	10/22/2001	WD	Q	I		63,000
GRANTOR: S STERLING						
GRANTEE: LUIS & BLANCA I CAR						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
190 SE ADAMS ST, HIGH SPRINGS											
TOTALS 672 672 12,744											

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W48 S14 E48 N14\$.	

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
0																								