

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

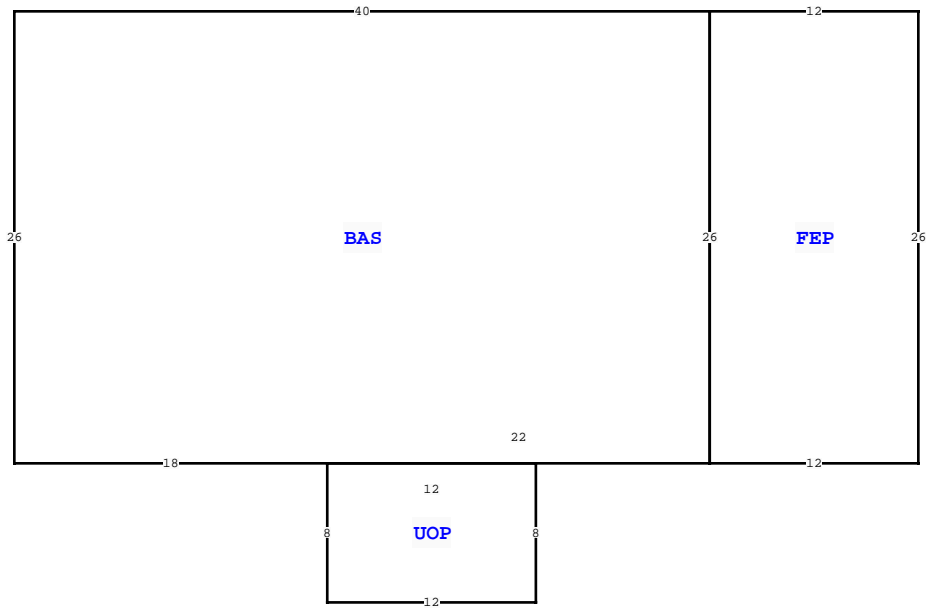
CARRERAS LUIS  
190 SE ADAMS ST  
HIGH SPRINGS, FL 32643

**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	MKT AREA 02				
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	62,319
FEP	312	85		265	15,880
UOP	96	25		24	1,438
TOTALS	1,448			1,329	79,637

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	108.95	144,795	1994	1994	0	0	45.00	55.00
1 MANUF 1 100% - 2002 Heated Area: 1040 HX Base Yr 2002											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		91,773	
TOTAL MARKET OB/XF VALUE		10,900	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		152,673	
SOH/AGL Deduction		79,154	
ASSESSED VALUE		73,519	
TOTAL EXEMPTION VALUE		HX HB SX 44,809	
BASE TAXABLE VALUE		28,710	
TOTAL JUST VALUE		152,673	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		142,673	
SALE:6:1: LOT 11 DOGWOOD ACRES			
SALE:5:1: REPO			
SALE:4:1: LOT 11 DOGWOOD ACRES			
SALE:3:1: IN LIEU OF FORECLOSURE			
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						

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

TOTAL OB/XF												10,900					
190 SE ADAMS ST, HIGH SPRINGS												BLD DATE		LGL DATE		05/07/2026	MLU
												XF DATE		LAND DATE			
												INC DATE		AG DATE			

LAND DESCRIPTION																								
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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779-200, 793-1897, 797-431, 830-

CARRERAS LUIS  
190 SE ADAMS ST  
HIGH SPRINGS, FL 32643

**2026**

10-7S-17-09974-211  
[Barcode]

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 12,136

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																
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/07/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	05/07/2026	INC DATE		AG DATE	MLU
BLD DATE		LGL DATE																					
XF DATE		LAND DATE	05/07/2026																				
INC DATE		AG DATE	MLU																				

COLUMBIA COUNTY PROPERTY				PAGE 2 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				91,773		
TOTAL MARKET OB/XF VALUE				10,900		
TOTAL LAND VALUE - MARKET				50,000		
TOTAL MARKET VALUE				152,673		
SOH/AGL Deduction				79,154		
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TOTAL EXEMPTION VALUE				HX HB SX 44,809		
BASE TAXABLE VALUE				28,710		
TOTAL JUST VALUE				152,673		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				142,673		
BLDG:2:1: WEST MH						
SALE:2:1: 1994 GEN DW MH INCL						
XF0B: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						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W48 S14 E48 N14\$.						

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
190 SE ADAMS ST, HIGH SPRINGS																
TOTALS 672 672 12,136																

LAND DESCRIPTION												TOTAL OB/XF												0				
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				