

LOT 12 DOGWOOD ACRES S/D.
771-1816, 795-437, WD 1068-1388,

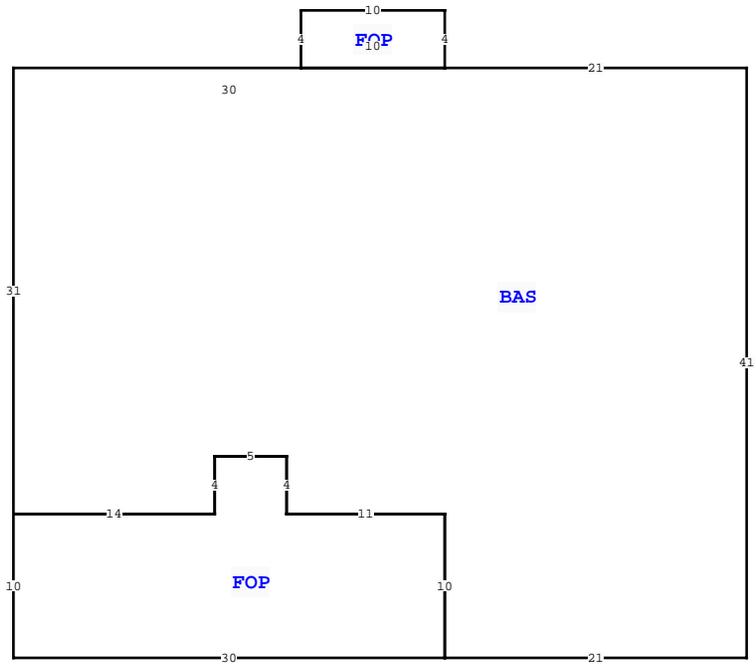
RODRIGUEZ MAUREEN
P O BOX 701
FORT WHITE, FL 32038

2026

10-7S-17-09974-212
COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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		2.5	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Architectual Units	05	CONV	100
		0	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10717.040	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,771	100	
FOP	40	30	
FOP	320	30	
TOTALS	2,131		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,879	108.4460	123.63	232,301	2008	2008	0	0	0	17.00	83.00	
2 SINGLE FAM 0% - 0 Heated Area: 1771 HX Base Yr													



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	192,810		
TOTAL MARKET OB/XF VALUE	1,300		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	244,110		
SOH/AGL Deduction	11,522		
ASSESSED VALUE	232,588		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	232,588		
TOTAL JUST VALUE	244,110		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	233,007		
SALE:2:1: LOT 12 DOGWOOD ACRES			
PRMT:1:1: 14X80			
XFOB:1:1: 1993 CLASSIC MH			
SALE:1:1: \$.70 STAMPS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053166	Electrical Servic		05/20/2025
26053	SFR	543	07/25/2007
6742	M H	60	01/07/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1068/1388	12/08/2005	WD	Q	I		98,500
GRANTOR: DEBRA MARIE LAFLAM						
GRANTEE: ADRIAN & MAUREEN RO						
0795/0437	8/12/1994	QC	Q	I	01	0
GRANTOR: ROBERT MICHAEL JAMES						
GRANTEE: DEBRA MARIE LAFLAM						

EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS
1	0040	BARN, POLE	0	0	0	1.00
2	0070	CARPORT UF	0	0	0	1.00
3	0080	DECKING	0	0	0	1.00

TOTAL OB/XF														
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
1	0040	BARN, POLE	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100
2	0070	CARPORT UF	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100
3	0080	DECKING	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100
TOTALS 1,300														

BUILDING NOTES													
258 SE ADAMS ST, HIGH SPRINGS													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
05/07/2026 MLU													

BUILDING DIMENSIONS													
BAS= W21 FOP= N4 W10 S4 E10\$ W30 S31 FOP= S10 E30 N10 W11 N4 W5 S4 W14\$ E14 N4 E5 S4 E11 S10 E21 N41\$.													

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
1	0100	C	SFR	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00
UNIT PRICE: 50,000.00 ADJ UNIT PRICE: 50,000.00 LAND VALUE: 50,000														