LOT 12 DOGWOOD ACRES S/D.

771-1816, 795-437, WD 1068-1388,

RODRIGUEZ MAUREEN
P O BOX 701
FORT WHITE, FL 32038

2027

10-7S-17-09974-212

BUILDING CHARACTERISTICS

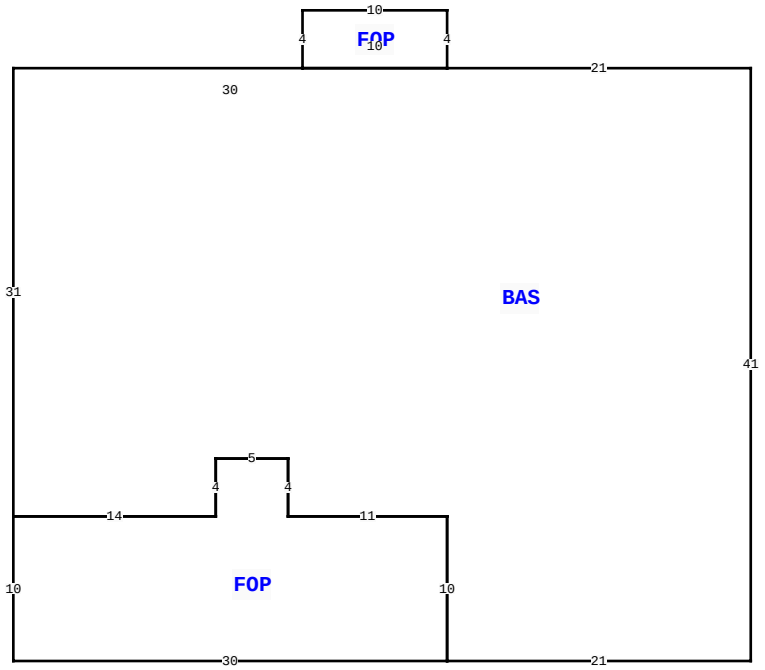
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,771	100		1,771	175,348
FOP	40	30		12	1,188
FOP	320	30		96	9,505
TOTALS	2,131			1,879	186,041

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	119.29	224,146	2008	2008	0	0	0	17.00	83.00

2 SINGLE FAM 0% - 0 Heated Area: 1771 HX Base Yr



258 SE ADAMS ST, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
3	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	186,041
TOTAL MARKET OB/XF VALUE	1,300
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	237,341
SOH/AGL Deduction	0
ASSESSED VALUE	237,341
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	237,341
TOTAL JUST VALUE	237,341
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	240,725

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						

BUILDING NOTES

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

TOTAL OB/XF 1,300

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	0100	C	SFR	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/29/2025 BY TW Total Acres: 4.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS