LOT 17 DOGWOOD ACRES S/D.

766-1486, 805-1318, 812-721, WD

HAMILTON JUANITA M/JENKINS SAMUEL F ESTATE
P O BOX 1514
HIGH SPRINGS, FL 32655-1514

2026

10-7S-17-09974-217

BUILDING CHARACTERISTICS

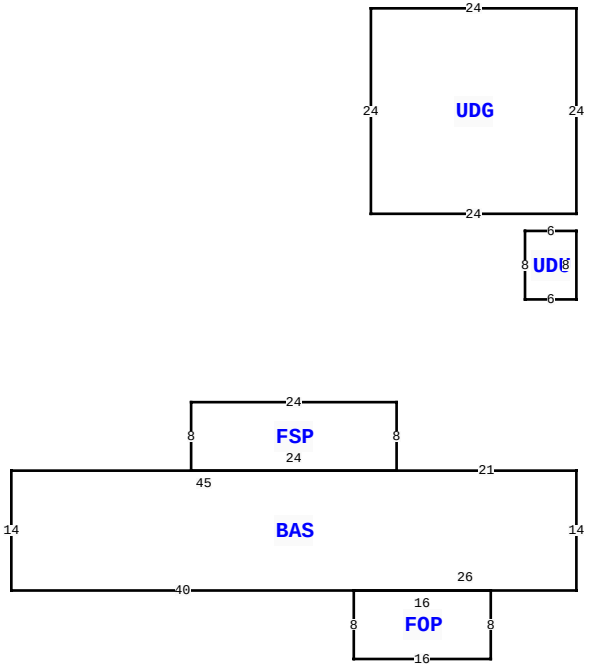
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE 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	924	100		924	20,602
FOP	128	35		45	1,003
FSP	192	40		77	1,717
UDG	576	60		346	7,714
UDU	48	60		29	646
TOTALS	1,868			1,421	31,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,421	92.9000	55.74	79,207	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 50% - 2015 Heated Area: 924 HX Base Yr 2015



492 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	0166	CONC,PAVMT	0	50	4	100	400.00	UT	1.50	1.50	100	1993	1993	3	100	600	
2	0252	LEAN-TO W/	0	50	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		31,683
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		89,483
SOH/AGL Deduction		41,396
ASSESSED VALUE		48,087
TOTAL EXEMPTION VALUE	HA HAB WX SX	23,375
BASE TAXABLE VALUE		24,712
TOTAL JUST VALUE		89,483
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		79,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1273/0254	4/16/2014	WD	U	I	11	100
GRANTOR: SAMUEL F JENKINS						
GRANTEE: SAMUEL F & JUDY M J						
0812/0721	10/12/1995	WD	Q	I		45,000
GRANTOR: JOHN & MARJORIE EMERY						
GRANTEE: JUANITA HAMILTON &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FSP= N8 W24 S8 E24$W45 S14 E40 FOP= S8 E16 N8 W16$ E26 N14$ PTR= N20 UDU= N8 W6 S8 E6$ S20$ PTR= N30 UDG= N24 W24 S24 E24$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	0200	C	MBL HM	50		RSF/MH	0.00	0.00	0.50	LT		1.00	1.00	1.00	50,000.00	50,000.00	25,000							
2	0000	C	VAC RES	50		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	50,000.00	50,000.00	25,000							

REVIEW DATE 12/04/2017 BY BC Total Acres: 4.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 06/22/2026 BY SYS