LOT 18 DOGWOOD ACRES S/D.
768-402, 818-1976, 830-025, 889-

IRELAND ROBERT/CARVER WILMA
558 SE ADAMS ST
HIGH SPRINGS, FL 32643

2026

10-7S-17-09974-218

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

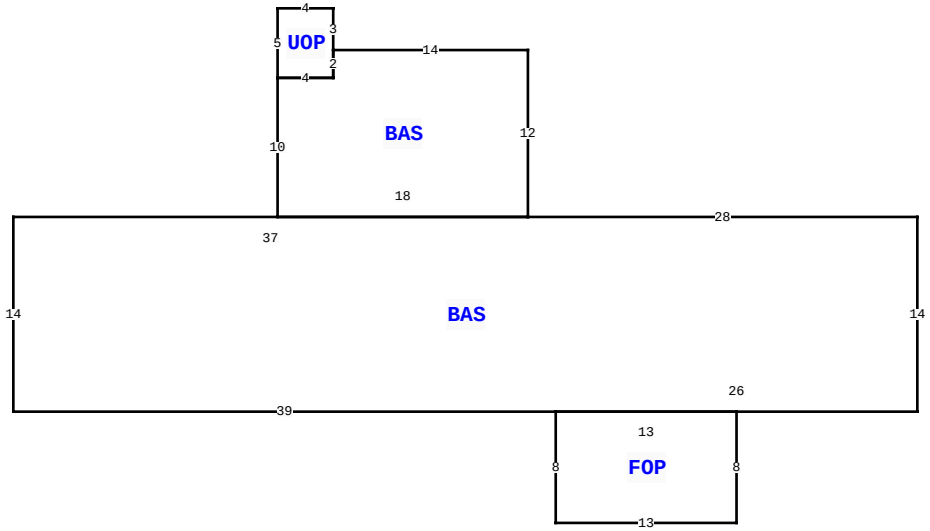
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	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	208	100		208	5,761
BAS	910	100		910	25,203
FOP	104	35		36	997
UOP	20	25		5	138
TOTALS	1,242			1,159	32,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,159	109.9000	69.24	80,249	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2010 Heated Area: 1118 HX Base Yr 2010



558 SE ADAMS ST, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		32,100
TOTAL MARKET OB/XF VALUE		7,900
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		90,000
SOH/AGL Deduction		50,737
ASSESSED VALUE		39,263
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,263
TOTAL JUST VALUE		90,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		78,470

SALE:2:1: LOT 18 DOGWOOD ACRES
XFOB:1:1: 1993 LIBERTY/CLASSIC MH
SALE:1:1: SETTLEMENT?
PRMT:1:1: T/T & UTILITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7177	M H	60	05/19/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1186/0380	12/18/2009	WD	Q	I	01	59,900
GRANTOR: BOYD DARDEN						
GRANTEE: ROBERT IRELAND & WI						
0889/1182	9/30/1999	WD	Q	I		46,000
GRANTOR: STANLEY						
GRANTEE: DARDEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 BAS= N12 W14 UOP= N3 W4 S5 E4 N2$ S2 W4 S10 E18$W37 S14 E39 FOP= S8 E13 N8 W13$ E26 N14$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,900

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	100		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 12/04/2017 BY BC Total Acres: 4.02 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 05/08/2026 BY SYS