

COMM AT NE COR OF SW1/4, RUN E 6  
 W LINE OF DOWNING ACRES UNR, S 3  
 RUN S 42 DG W 542 FT, S 74 DG E

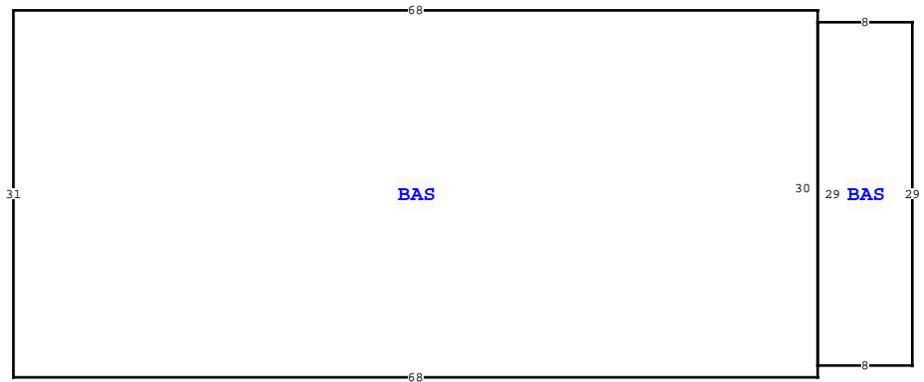
WARD KIM LYNN  
 PO BOX 1812  
 ALACHUA, FL 32616

**2026**

10-7S-17-09974-309

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	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
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10717.080	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	232	100	
BAS	2,108	100	
TOTALS	2,340		149,009

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2022	Heated Area: 2340			HX Base Yr 2022			



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	149,009			
TOTAL MARKET OB/XF VALUE	10,800			
TOTAL LAND VALUE - MARKET	33,120			
TOTAL MARKET VALUE	192,929			
SOH/AGL Deduction	59,154			
ASSESSED VALUE	133,775			
TOTAL EXEMPTION VALUE	HX HB SX 101,411			
BASE TAXABLE VALUE	32,364			
TOTAL JUST VALUE	192,929			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	185,674			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38599	MAINT/ALTR	170	09/12/2019
21477	M H	393	02/04/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1328/0449	12/21/2016	WD	Q	I	01	120,000
GRANTOR: JANICE LEAVITT						
GRANTEE: KIM LYNN WARD-AMERS						
1230/1575	2/21/2012	QC	U	V	11	100
GRANTOR: PHLOYD H LEAVITT						
GRANTEE: JANICE LEAVITT						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
5	0263	PRCH, USP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

LAND DESCRIPTION												TOTAL OB/XF				10,800								
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			0.00	0.00	2.07	AC		1.00	1.00	1.00	16,000.00	16,000.00	33,120							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W68 S31 E68 N1 BAS= E8 N29 W8 S29\$ N30\$.	