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

2027

10-7S-17-09974-309

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	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

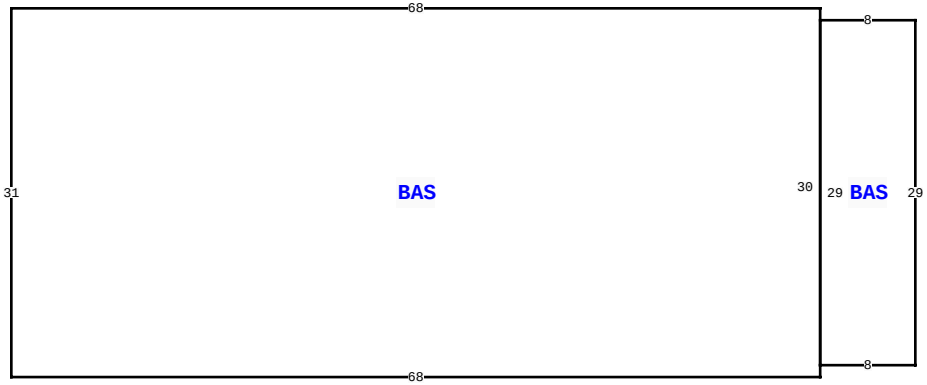
NEIGHBORHOOD/LOC 10717.080 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	232	100		232	14,312
BAS	2,108	100		2,108	130,038
TOTALS	2,340			2,340	144,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,340	120.6000	112.16	262,454	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2022 Heated Area: 2340 HX Base Yr 2022



609 SE DIAMONDBACK GLN, HIGH SPRINGS

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/06/2026 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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	144,350
TOTAL MARKET OB/XF VALUE	10,800
TOTAL LAND VALUE - MARKET	33,120
TOTAL MARKET VALUE	188,270
SOH/AGL Deduction	50,482
ASSESSED VALUE	137,788
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	36,377
TOTAL JUST VALUE	188,270
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,814

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 10,800

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	100			0.00	0.00	2.07	AC		1.00	1.00	1.00	16,000.00	16,000.00	33,120							

REVIEW DATE 05/21/2020 BY JB Total Acres: 2.07 Total Land Value: 33,120 Market: 0 Agricultural: 0 Common: 33,120 PRINTED 11/17/2026 BY SYS