

COMM NE COR OF SW1/4, RUN S 7 FT
S 12 DEG W 284.22 FT, W 197.24 F
121.82 FT, N 12 DEG E 222.06 FT,

POLLOCK JENIFFER L
P O BOX 1964
HIGH SPRINGS, FL 32655

2026

10-7S-17-09974-314

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	00	N/A	50
Interior Floor	08	SHT VINYL	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories		0	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	10717.080 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	2023
TOTALS	1,296		1,296
			126,844

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	2	100%	- 2025	Heated Area: 1296			HX Base Yr 2025				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2023 </div>												
TOTALS	1,296		1,296		126,844							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			126,844
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			38,600
TOTAL MARKET VALUE			172,444
SOH/AGL Deduction			0
ASSESSED VALUE			172,444
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			121,033
TOTAL JUST VALUE			172,444
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			173,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043026	Mobile Home		10/25/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1454/2371	11/19/2021	WD	U	V	30	100
GRANTOR: POLLOCK DANIEL B						
GRANTEE: POLLOCK JENNIFER L						
1431/54	2/23/2021	WD	U	V	11	100
GRANTOR: POLLOCK DANIEL B						
GRANTEE: POLLOCK JENIFFER L						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=22,18] E48 S27 W48 N27 \$	

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100		3
TOTAL OB/XF 7,000												

LAND DESCRIPTION													TOTAL OB/XF											
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		A-1	0.00	0.00	1.93	AC		1.00	1.00	1.25	16,000.00	20,000.00	38,600							