

(PART OF TRACT 1 DOGWOOD ACRES U
 COMM NW COR OF SE1/4 OF SW1/4, R
 LINE 35.42 FT FOR POB, CONT S 12

BAKER WENDY YVONNE/WILLIAMS EDDIE SOLOMON II
 235 SE RATTLER CT
 HIGH SPRINGS, FL 32643

2026

10-7S-17-09974-322

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
2	100				
1	100				
1.1	100				
01	CONV 100				
0	100				
03	03 100				
01	01 100				
03	03				
0200	MOBILE HOME				
			02		
		10716.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100		1,008	24,583
TOTALS	1,008			1,008	24,583

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2006		61,458	1982	1982	0	0	60.00	40.00
				Heated Area: 1008			HX Base Yr 2006				
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 36 36 28 28 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); font-size: 2em; color: blue;">BAS</div> </div>											
				235 SE RATTLER CT, HIGH SPRINGS					05/08/2026		MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		24,583	
TOTAL MARKET OB/XF VALUE		9,000	
TOTAL LAND VALUE - MARKET		19,980	
TOTAL MARKET VALUE		53,563	
SOH/AGL Deduction		30,302	
ASSESSED VALUE		23,261	
TOTAL EXEMPTION VALUE		HX HB 23,261	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		53,563	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		49,123	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23902	M H	475	11/29/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1220/0793	8/23/2011	WD	U	I	34	100
GRANTOR: FREEDOM MOBILE HOME S						
GRANTEE: WENDY YVONNE BAKER						
1066/1383	11/18/2005	AG	Q	V	01	39,100
GRANTOR: FREEDOM MOBILE HOME S						
GRANTEE: WENDY YVONNE BAKER						

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0169	FENCE/WOOD	0	100	0	0			0.00	100	2013	2013	3	100	1,200	
2	0296	SHED METAL	0	100	0	0			0.00	100	2013	2013	3	100	800	
3	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	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	1.11	AC		1.00	1.00	1.00	18,000.00	18,000.00	19,980							

BUILDING NOTES											
BAS= W36 S28 E36 N28\$.											

BUILDING DIMENSIONS											
BAS= W36 S28 E36 N28\$.											