

(PART OF TRACT 1 DOGWOOD ACRES U
 COMM NW COR OF SE1/4 OF SW1/4, S
 162.76 FT FOR POB, CONT S 127.34

BRADT JAMES A SR
 259 SE RATTLER CT
 HIGH SPRINGS, FL 32643

2026

10-7S-17-09974-323



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	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
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	02	02	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10716.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	
TOTALS	1,620		107,875

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	100% - 2020								
Heated Area: 1620						HX Base Yr 2020					
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> BAS </div>											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		107,875	
TOTAL MARKET OB/XF VALUE		9,200	
TOTAL LAND VALUE - MARKET		19,980	
TOTAL MARKET VALUE		137,055	
SOH/AGL Deduction		44,084	
ASSESSED VALUE		92,971	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		41,560	
TOTAL JUST VALUE		137,055	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		135,833	
SALE:1:1: 1.11 AC (FAMILY)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048177	Roof Replacement	8,800	09/18/2023
26133	M H	320	08/15/2007
15639	M H	125	06/10/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1397/0096	10/18/2019	WD	Q	I	01	90,000
GRANTOR: HEATHER RENEE & JOHN						
GRANTEE: JAMES A BRADT SR						
1296/0221	6/05/2015	WD	U	I	12	37,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: HEATHER RENEE DAVIS						

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	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
2	0130	CLFENCE	5	0	100	0	UT	0.00	0.00	100	2007	2007	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF										9,200						
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE											
						05/08/2026	MLU									

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS= W60 S27 E60 N27S.									

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							