

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	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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	10717.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,860	100	2025
TOTALS	1,860		2025
TOTALS			1,860
TOTALS			205,643

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
2020	02	1,860	117.5000	113.98	212,003	2023	2023	0	0	3.00	97.00													
1 MANUF 2 0% - 2025 Heated Area: 1860 HX Base Yr																								
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>60</p> <p>31</p> <p>BAS 2025</p> <p>31</p> <p>60</p> </div>																								
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/06/2026	MLU
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				05/06/2026	MLU																			

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			205,643
TOTAL MARKET OB/XF VALUE			31,800
TOTAL LAND VALUE - MARKET			35,520
TOTAL MARKET VALUE			272,963
SOH/AGL Deduction			0
ASSESSED VALUE			272,963
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			272,963
TOTAL JUST VALUE			272,963
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			274,908
SALE:1:1: 1.12 AC (FAMILY)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048844	Mobile Home		12/13/2023
000043212	Storage Building	12,150	11/18/2021
41186	ELECTRICAL		01/21/2021
27049	TR/TRAILER	189	05/29/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1425/997	11/18/2020	WD	Q	V	01	35,000
GRANTOR: MARQUIS CASANDRA M						
GRANTEE: KOPPEL COURTNEY MAR						
1371/0497	10/23/2018	WD	U	V	11	100
GRANTOR: PATRICIA BARBER						
GRANTEE: CASANDRA M MARQUIS						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0070	CARPORT UF	0	0	0	0	1.00	UT	1,400.00	1,400.00	100	2020
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2021
3	0040	BARN,POLE	0	0	60	39	2,340.00	UT	10.00	10.00	100	2023
TOTALS												
TOTAL OB/XF 31,800												

BUILDING NOTES												
285 SE RATTLER CT, HIGH SPRINGS												

BUILDING DIMENSIONS												
BAS=[YR=2025;ORIG=14,13] E60 S31 W60 N31 \$												

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	0		A-1	0.00	0.00	2.22	AC		1.00	1.00	1.00	16,000.00	16,000.00	35,520								