

(PART OF TRACT 1 DOGWOOD ACRES U
 COMM NW COR OF SE1/4 OF SW1/4, R
 LINE 290.10 FT FOR POB, CONT S 2

KOPPEL COURTNEY MARIE/MAHON JAMES PERRY
 285 SE RATTLER CT
 HIGH SPRINGS, FL 32643

2026

10-7S-17-09974-324

ELEMENT		CD	CONSTRUCTION		
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	2025	1,860	214,123
TOTALS	1,860			1,860	214,123

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	2	0%	2025	Heated Area: 1860		HX Base Yr				

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			214,123
TOTAL MARKET OB/XF VALUE			31,800
TOTAL LAND VALUE - MARKET			35,520
TOTAL MARKET VALUE			281,443
SOH/AGL Deduction			0
ASSESSED VALUE			281,443
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			281,443
TOTAL JUST VALUE			281,443
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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0070	CARPOT UF	0	0	0	0	1.00	UT	1,400.00	1,400.00	100	2021	2020		100	1,400	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0040	BARN,POLE	0	0	60	39	2,340.00	UT	10.00	10.00	100	2023	2022		100	23,400	

TOTAL OB/XF												31,800												
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							

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

LAND DESCRIPTION												TOTAL OB/XF						31,800						
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							