(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

2027

10-7S-17-09974-324

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	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

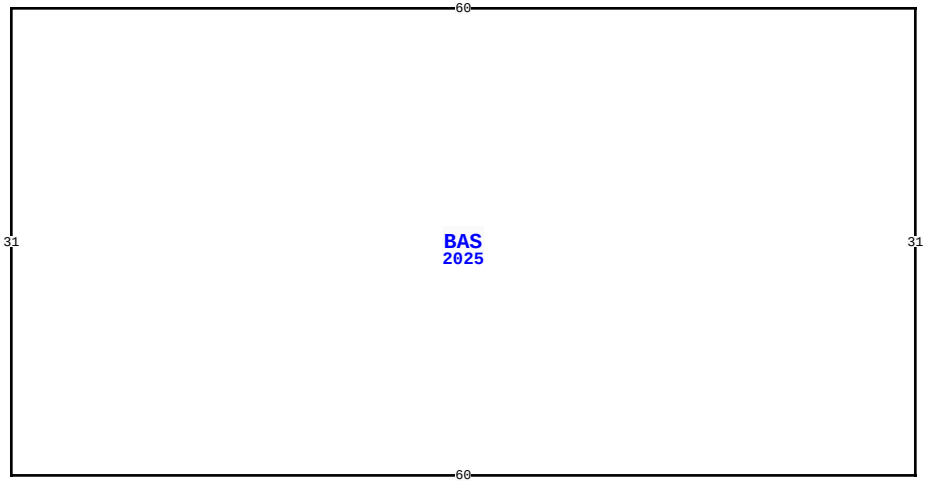
NEIGHBORHOOD/LOC 10717.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	2025	1,860	193,807
TOTALS	1,860			1,860	193,807

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,860	115.5000	107.42	199,801	2023	2023	0	0	0	3.00	97.00

1 MANUF 1 100% - 2026 Heated Area: 1860 HX Base Yr 2026



285 SE RATTLER CT, HIGH SPRINGS

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

EXTRA FEATURES

LN	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	CARPORT UF	0	100	0	0	1.00	UT	1,400.00	1,400.00	100	2021	2020		100	1,400	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0040	BARN,POLE	0	100	60	39	2,340.00	UT	5.00	5.00	100	2023	2022		100	11,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		193,807
TOTAL MARKET OB/XF VALUE		20,100
TOTAL LAND VALUE - MARKET		35,520
TOTAL MARKET VALUE		249,427
SOH/AGL Deduction		0
ASSESSED VALUE		249,427
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		198,016
TOTAL JUST VALUE		249,427
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,502

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 20,100

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	2.22	AC		1.00	1.00	1.00	16,000.00	16,000.00	35,520							

REVIEW DATE 04/29/2024 BY JB Total Acres: 2.22 Total Land Value: 35,520 Market: 0 Agricultural: 0 Common: 35,520 PRINTED 11/17/2026 BY SYS