LOT 8 SHERWOOD FOREST S/D UNIT 2
692-286, QC 885-671, 887-215, CT

PROUD JOHN PAUL
481 SE MAID MARION LN
HIGH SPRINGS, FL 32643

2026

10-7S-17-09976-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

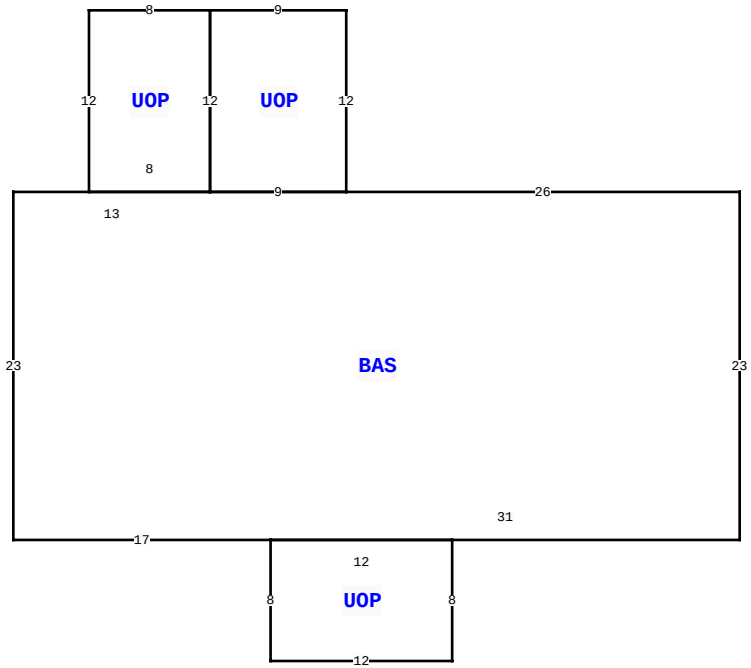
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	10717.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	75,596
UOP	96	25		24	1,643
UOP	96	25		24	1,643
UOP	108	25		27	1,849
TOTALS	1,404			1,179	80,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,179	129.6900	124.50	146,786	1985	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2023 Heated Area: 1104 HX Base Yr 2023



481 SE MAID MARION LN, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		80,732
TOTAL MARKET OB/XF VALUE		9,200
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		111,932
SOH/AGL Deduction		11,261
ASSESSED VALUE		100,671
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		49,260
TOTAL JUST VALUE		111,932
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1457/2354	1/25/2022	WD	U	I	30	130,000
GRANTOR: PROUD MARCIA P						
GRANTEE: PROUD JOHN PAUL						
1451/902	10/26/2021	QC	U	I	11	100
GRANTOR: PROUD JOHN PAUL						
GRANTEE: MARCIA PROUD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W26 W9 W13 S23 E17 E31 N23 $
UOP=[ORIG=-26,0] N12 W9 S12 E9 $
UOP=[ORIG=-35,0] N12 W8 S12 E8 $
UOP=[ORIG=-31,23] S8 E12 N8 W12 $
.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	100	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 9,200

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	0102	C	SFR/MH	100		A-1	222.00	196.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 11/28/2017 BY BC Total Acres: 1.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 05/12/2026 BY SYS