

LOT 22 SHERWOOD FOREST S/D UNIT  
520-650, 776-380, 777-1213, 786-

VIERA GEOVANI/CANCEL LUZ VAZQUEZ  
417 SE ROBIN HOOD PL  
HIGH SPRINGS, FL 32643

**2026**

10-7S-17-09976-024  
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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	13	LAM/VNLPLK	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	10717.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	
TOTALS	1,620		1,620

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2025	Heated Area: 1620					HX Base Yr	2025

BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			145,833
TOTAL MARKET OB/XF VALUE			8,200
TOTAL LAND VALUE - MARKET			22,000
TOTAL MARKET VALUE			176,033
SOH/AGL Deduction			0
ASSESSED VALUE			176,033
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			124,622
TOTAL JUST VALUE			176,033
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			171,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042152	Mobile Home		06/16/2021
7360	M H	60	07/12/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1522/2208	8/30/2024	WD Q	Q	I	01	235,000
GRANTOR: VIKTORY FLIPS LLC						
GRANTEE: VIERA GEOVANI						
1521/1572	8/18/2024	WD U	U	I	11	100
GRANTOR: MAGLEY JASON DANIEL						
GRANTEE: VIKTORY FLIPS LLC						

EXTRA FEATURES		417 SE ROBINHOOD PL, HIGH SPRINGS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0294	SHED WOOD/	1,200.00
2	9945	Well/Sept	7,000.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/08/2026	MLU
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BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[ORIG=18,10] E60 S27 W60 N27 \$											

LAND DESCRIPTION										TOTAL OB/XF										8,200				
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	257.00	170.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							