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

2027

10-7S-17-09976-024

BUILDING CHARACTERISTICS

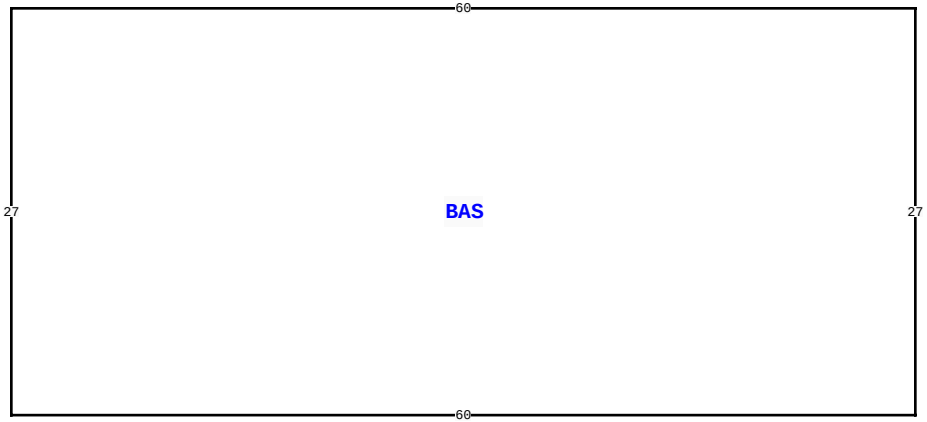
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	141,277
TOTALS	1,620			1,620	141,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,620	118.7000	110.39	178,832	1993	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 2025 Heated Area: 1620 HX Base Yr 2025



417 SE ROBINHOOD PL, HIGH SPRINGS

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
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	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2022	2021		100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		141,277
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		171,477
SOH/AGL Deduction		0
ASSESSED VALUE		171,477
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		120,066
TOTAL JUST VALUE		171,477
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,000

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	I	01	235,000
GRANTOR: VIKTORY FLIPS LLC						
GRANTEE: VIERA GEOVANI						
1521/1572	8/18/2024	WD	U	I	11	100
GRANTOR: MAGLEY JASON DANIEL						
GRANTEE: VIKTORY FLIPS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=18,10] E60 S27 W60 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	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							

REVIEW DATE 04/02/2024 BY TP Total Acres: 1.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS