

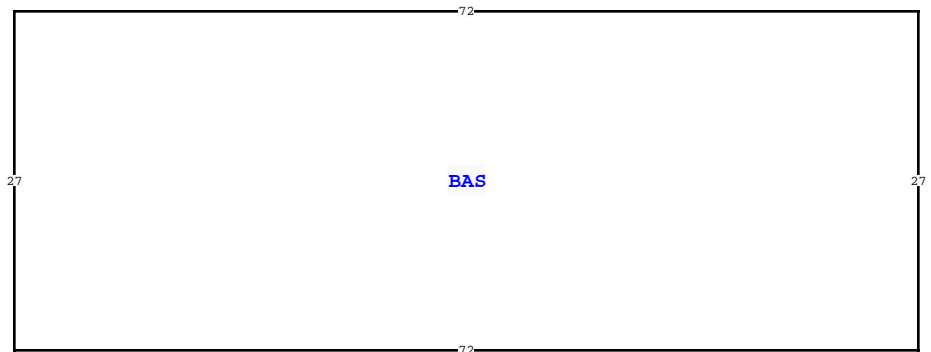
COMM NE COR OF SW1/4 OF NW1/4, R  
 FT FOR POB, CONT W 563.76 FT TO  
 US HWY 41, S 314.95 FT, E 564.10

SCHERER RAYMOND W/SCHERER SARA A  
 21021 S HWY 441  
 HIGH SPRINGS, FL 32643

**2026**

10-7S-17-09977-000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR 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
Architctual	01	CONV	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	10717.050 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,944	100	
TOTALS	1,944		116,489

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%	- 2005	Heated Area: 1944		HX Base Yr 2005				
											
BLD DATE											
XF DATE											
SNC DATE											
LGL DATE										05/06/2026	MLU
LAND DATE											
AG DATE											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		116,489	
TOTAL MARKET OB/XF VALUE		12,400	
TOTAL LAND VALUE - MARKET		53,040	
TOTAL MARKET VALUE		181,929	
SOH/AGL Deduction		104,493	
ASSESSED VALUE		77,436	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		26,025	
TOTAL JUST VALUE		181,929	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		169,689	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1487/811	3/28/2023	LE	U	I	14	100
GRANTOR: SCHERER RAYMOND W						
GRANTEE: ADAIR KENNETH S (RM						
0971/2436	1/08/2003	WD	Q	I		82,000
GRANTOR: ROBERT TODD JR & JOYC						
GRANTEE: RAYMOND W & SARA A						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W72 S27 E72 N27\$.	

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	0296	SHED METAL	0	100	0	0		1.00	0.00	100	2005	2005	3	100	100	
2	0296	SHED METAL	0	100	0	0		1.00	0.00	100	2005	2005	3	100	200	
3	0296	SHED METAL	0	100	0	0		1.00	0.00	100	2005	2005	3	100	200	
4	9945	Well/Sept	0	100	0	0		1.00	7,000.00	7,000.00	100			3	100	7,000
5	0169	FENCE/WOOD	0	100	0	0		1.00	0.00	100	2013	2013	3	100	200	
6	9947	Septic	0	100	0	0		1.00	3,000.00	3,000.00	100			3	100	3,000
7	0261	PRCH, UOP	0	100	0	0		1.00	0.00	100	2017	2017	3	100	200	
8	0255	MBL HOME S	0	100	0	0		1.00	1,500.00	1,500.00	100	1983	1983	100	1,500	
<b>TOTAL OB/XF 12,400</b>																

LAND DESCRIPTION															TOTAL OB/XF 12,400									
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		00	0.00	0.00	3.08	AC		1.00	1.00	1.00	13,000.00	13,000.00	40,040							
2	9900	C	AC NON-AG	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							